

The Weather  
Oakland, Vicinity,  
Santa Clara, Sacramento and San  
Joaquin Valleys—  
Fair tonight and  
Sunday; light  
northerly winds.

# Oakland Tribune

A GREATER NEWSPAPER FOR GREATER OAKLAND

HOME  
EDITION

VOL. LXXXVI.—TWO CENTS.—SUNDAY FIVE CENTS.

OAKLAND, CALIFORNIA, SATURDAY EVENING, NOVEMBER 11, 1916.

18 PAGES

NO. 82

# Estuary Bridges Are Ordered Out

## WILSON IS WORRYING CONCERNING CONGRESS

Hughes' Defeat Not Conceded  
Although Count Is the Close  
States Has Not Brought Out  
Any Material Vote Changes

DIFFERENCE OF 8,000  
VOTES TO MAKE SHIFT

Republican Leaders Find Some Compensation in Fact That  
Democrats Have Lost the  
Majority in the Lower House

WILLIAMSTOWN, Mass., Nov. 11.—President Wilson is not concerned over the refusal of the Republicans to concede his re-election. The chief thing worrying him is the political complexion of the next House of Representatives because of its effect on his plans for legislation. He has not yet received final information on this point.

The President is understood to take the result of the election as a vindication of his past course and as approval of the general outlines of policy in domestic and foreign affairs set forth by him in his speeches as candidate for re-election.

After his return to Washington to-morrow he will catch up entirely on official business and in the next few days will begin the preparation of his December message to Congress. Nothing has been given out as to whether he will remain constantly in Washington until Congress convenes.

The President took a short walk this morning. He was invited to witness a football game this afternoon between the Massachusetts Agriculture College and Williams. On his return tonight he will be given a reception at Albany, N. Y. Democrats there have organized a parade briefly from the observation platform of his private car.

SITUATION UNCHANGED.

NEW YORK, Nov. 11.—With Republican National Chairman Wilson awaiting the official count in close States, before conceding the defeat of Charles E. Hughes in the national election, the latest returns today in the close States of California, Minnesota, New Mexico and New Hampshire all represented the same face, no change affecting the President's majority in the electoral college.

Wilson led in California, New Mexico and apparently New Hampshire and Hughes in Minnesota, with only a few districts yet to be accounted for in each state.

The President's plurality over Hughes in the total popular vote, according to the latest estimate based on the incomplete returns, is 403,812. His total vote was 8,563,713 and that of Hughes 8,160,401.

The reason the Republicans are unwilling to admit defeat is that the five states whose vote is incomplete change of 8,000 votes might mean a shift in the victory from Wilson to Hughes. Errors involving several thousand votes frequently are discovered in recounts. The Republicans hold they very easily may have been made in the excitement of tabulating results of one of the closest elections in American political history.

PRESENT STANDING.

In round figures, unofficial returns show Wilson's lead in California about 4,000, in New Mexico about 23,000, in North Dakota about 1500. In Minnesota Hughes' lead is about 500 (with the soldier vote still to be counted), and in New Hampshire there is less than 100 margin for Wilson. The electoral vote of these states where the margin is less than 8000 votes totals thirty-seven.

Hughes now has 243 votes in the electoral college about which there is little doubt. The Republicans figure Minnesota also will be his, bringing his total to 255. That is eleven less than the 266 majority required in the electoral college.

If a recount should show New Hampshire Republican bringing the Republicans to 259, the Republicans gain several of California's electoral votes on a split of electors, possible under the state laws, he would arrive at the place where North Dakota's five votes, or New Mexico's three, recounted and found Republican, might elect him.

Mrs. Bissevain Is  
Somewhat Improved

LOS ANGELES, Nov. 11.—Inez Milholland-Bissevain of New York, who collapsed here two weeks ago during her speaking tour for suffrage, passed a bad night, but was improved today over her dangerous condition of several days ago, when two transfusions of blood were made from her husband and sister.

## A Woman Goes to Congress



WHEN THE NEWS REACHED CONGRESS



UNCLE JOE WITH THE CUTOUT CLOSED

## Harvard Wins From Princeton; Score Is 3 to 0

40,000 Spectators Seen Con-  
test; High Wind Stops Punt  
Tactics.

STADIUM, CAMBRIDGE, Mass., Nov. 11.—The football teams of Harvard and Princeton met in their annual game this afternoon before the largest crowd of the season. Close to 40,000 spectators were present when the two elevens took the field under excellent playing conditions. The turf was dry and firm and offered perfect footing for fast runs. Overhead the sky was cloudless, but a high wind played havoc with the handling of punts.

The luck of the toss fell to Princeton, and Captain Horween chose to receive the ball. Horween kicked off, more fumbling, the ball twice, but eventually winning it after a 12-yard rush back.

Princeton's drop kicking was used repeatedly to advantage by Princeton. The uncertain wind made the handling of punts extremely hard and there was little gain by either team through consistent attack.

Score end first period: Princeton 0, Harvard 0.

The second period saw a continuation of the exciting game. Interlaced with trick plays on the part of Princeton, but despite every effort, the Tigers were unable to seriously menace the Crimson. The score at end of second period: Harvard 0, Princeton 0.

HARVARD SCORES.

Princeton kicked off in the third period, Harvard defending the south goal. With a series of rushing plays Harvard carried the ball to the Tigers' twenty-yard line. At this point Coach Russ sent Wilm into the game.

ST. PAUL, Minn., Nov. 11.—With thirty-one precincts missing at 1 p. m. Hughes was leading in Minnesota by 647. This does not include any of the soldier vote which arrived today and which was immediately sent to county auditors to be totalled.

SANTA FE, N. M., Nov. 11.—President Wilson led Charles Hughes in the unofficial New Mexico returns early today by 1184 votes, with 29 of the 638 precincts missing. These precincts were small and widely scattered.

Nan Patterson Named  
in Divorce Action

CINCINNATI, O., Nov. 11.—Nan Patterson, the actress, mentioned in connection with the divorce trial in New York, several years ago, was named today co-respondent in the amended divorce petition of Mrs. Violet Dillingham of the Grand hotel, who charges that her husband, Frank A. Dillingham, patent medicine manufacturer, travelled with Nan Patterson on a steamboat from Seattle to Alaska in 1913.

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Captain Koenig has the choice of three courses to reach the Atlantic ocean. One would be through the Race at Long Island sound and either of two which would pass his craft into waters near Martha's Vineyard.

Field Goal Nets 3  
Points in Yale Game

NEW HAVEN, Nov. 11.—A field goal by Braden of Yale was the only scoring in the first period. Yale threatened to cross the Brown line, but the visitors' attack was broken by the latter holding the ball for down on the three-yard line. Yale kept the visitors on the defensive during the whole period. Score: Yale 3, Brown 0.

In the second period, Braden made another field goal from the thirty-yard line. Yale outpointed Brown consistently and the forward passing to which the visitors resorted frequently failed to bring them within striking distance of the blue goal. Just before the period closed Yale attempted a forward pass, but Polard intercepted it on his own three-yard line. Score end second period: Yale 6, Brown 0.

Independent Kingdom  
of Arabia Reported

WASHINGTON, Nov. 11.—The State Department has received a cable from Mecca purporting to officially announce the establishment of an independent kingdom of Arabia.

## THOUSANDS GATHER TO SEE GAMES

Stanford vs. Santa Clara Over  
Bay; U. C. vs. St. Mary's in  
Berkeley; Gay Crowd From  
Four Colleges Root for Men

Ewing Field to Hold a Record  
Crowd, Is Predicted by Col-  
legians, As Spectators File  
in; Big Matches in the East

EWING FIELD, SAN FRANCISCO, Nov. 11.—By automobiles and special trains, gaily-decked, thousands poured into this city early today and began wending their way to the whitewashed green carpet under the shadow of Lone Mountain, when the football teams of Stanford and Santa Clara faced one another in the big rugby drama of the year. Early indications were that a new attendance mark would be set, for all reserved seats were disposed of by noon and scalpers began to make their appearance.

White carnations and scarlet ribbon formed the little Santa Clara decorations, while the Stanford adherents wore riotous cardinal streamers and crimson carnations.

Santa Clara's rooters came up from the mission town in five special trains and the students were yelling all the way.

The two teams took their luncheon on their own grounds, Santa Clara arriving just in time for a brief rest at the St. Francis hotel before being driven to the grounds, and the Cardinal squad did not reach San Francisco until an hour before the game.

What little wasing was done was in favor of Santa Clara. Denny Carroll's injury being regarded as a severe blow to Stanford.

Santa Clara expects to win by ten points, while the most sanguine Stanford men only look for a Cardinal victory by five points. The game was expected to be an open one, with most of the work being done by the opposition.

Offensive play and speed win, according to an old football adage, and the qualities as displayed by the Stanfordites have played hot with every opponent encountered this year in eight games this year playing against the same teams. Santa Clara has scored 257 points to Stanford's 218, and has allowed only 8 points to Stanford's 66.

EXCITEMENT AT BERKELEY.  
UNIVERSITY OF CALIFORNIA, Nov. 11.—Covered with red and blue, the St. Mary's College cohorts, several thousand strong, descended on the campus here this afternoon ready to give the Bruins the battle of their lives. Despite the counter attraction across the bay it appeared as though St. Mary's-U. C. football struggle would draw more heavily from the east bay region and the devotees of the American game. A crowd of 7000 was expected to pass through the same teams. Santa Clara has scored 257 points to Stanford's 218, and has allowed only 8 points to Stanford's 66.

OFFENSIVE WIN AND SPEED WIN.

Concord, N. H., Nov. 11.—Late official returns obtained today with all districts in, were Hughes 43,724, Wilson 43,498. This gives Hughes a plurality of 26. No Democratic vote from Ward two, Dover.

Hughes Ahead in New Hampshire and in State of Minnesota.

SAN FRANCISCO, Nov. 11.—With all but thirteen California precincts heard from, Wilson was leading Hughes 3621 votes, on the face of returns at 11:30 a. m. The totals were: Wilson, 465,837; Hughes 462,266.

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## MERGER OF PACKERS TO DISTRIBUTE FROM HERE

Huge Industrial Combination  
Organizes in S. F. and De-  
clares Intent to Have Head-  
quarters on Estuary.

### GREATEST MERGER OF KIND IN WEST

\$20,000,000 Concern Awaited  
Only New Type Span Across  
Important Channel of Trade  
to Facilitate Business Plans

The new California Packing Cor-  
poration, one of the most gigantic  
industrial combinations ever organ-  
ized on the Pacific Coast, has an-  
nounced that as soon as the bridge  
problem is solved in the estuary  
the central distributing plant of the  
company will be established in Oakland.

Today the actual merger of sixty-  
one companies took place under a new  
capitalization of \$20,000,000, repre-  
sented in stock, common and pre-  
ferred, given and taken for the older  
underlying securities. Seven million  
dollar cash was deposited in San  
Francisco to handle the transaction.

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Santa Clara's rooters came up from  
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The two teams took their luncheon  
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# MISSING PAIR ADD MYSTERY TO SEARCH

Disappearance of J. Krausgrill From Castro Valley Home Assumes New Angle in Case With Hunt for Man, Woman

County Authorities Take Up a Probe of Peculiar Affair; Duo Pack Belongings Following Alleged Fight Near Hayward

Mystery surrounding the disappearance, a week ago, of Jack Krausgrill, a mechanic, from his residence in Castro Valley, deepened today when Sheriff Barnett reported that a Mrs. Fisher and Fred Husted, her son, in whose house Krausgrill had been living, packed up their belongings and left the place.

According to Deputy Sheriff Joe Soares, who is investigating, Mrs. Milton Dodge, sister of Krausgrill, and Gus Buchten of 2625 Hyde street, San Francisco, reported that Fred Fisher, or Husted, as he was known, told them several days ago that Krausgrill had disappeared. He said that he and the missing man had quarreled on November 4, and that the next day Krausgrill left the ranch, not to return, according to the sister.

**DEPUTY VISITS PLACE.**  
Deputy Soares visited the small ranch yesterday and found the place deserted, he says. Neighbors told him, he says, that Mrs. Fisher had sold the livestock and taken personal belongings with her in suitcases when she went away with the man said to be her son. The furniture was left undisturbed.

In speaking of the case, Deputy Soares said today:

When Mrs. Fisher left yesterday, she told a neighbor that she was going away, but that she did not know where, and asked that nothing be said about her leaving. Further, Mrs. Fisher asked that she should Krausgrill return no information be given him.

Krausgrill is about 48 years of age and the neighbors always believed that he was the woman's husband, but I understand that he is not. Fisher, or Husted, was believed to be her son.

## KRAUSGRILL'S DESCRIPTION.

Krausgrill is described as 5 feet 7 inches in height, with brown hair, blue eyes, a smooth face with scar on upper lip, and weighed about 140 pounds. When last seen in Castro Valley he wore his working clothes. Fisher or Husted is about 30 years of age.

It was after Mrs. Dodge had been informed by Fisher about the alleged quarrel and the disappearance of her brother that she came to Oakland and reported the matter to Sheriff Barnett.

## 'Rankin of Mont.' Thanks Electors

## First Woman to Invade Congress

MISSOULA, Mont., Nov. 11.—Mrs. Jeanette Rankin was admitted to her campaign manager yesterday that she had been elected to Congress by at least 2,000 majority. Prominent suffrage leaders in the country sent messages of congratulation to her.

"I knew the women would stand by me," said Miss Rankin. "The women have worked splendidly, and I am sure they feel that the results have been worth the work. I am deeply conscious of the responsibility, and it is wonderful to have the opportunity to be the first woman in Congress. I will not only have to represent the women of Montana, but also the women of the country, and I have plenty of work cut out for me."

**Mother Faints As Son Is Sentenced**

SAN FRANCISCO, Nov. 11.—Mrs. Mary Tavares, mother of William Tavares, 18-year-old boy charged with forgery, fainted when he had to appear in Superior Judge Griffin's courtroom this morning when her son was sent to the Prison reform school.

Condemned, the lad would be allowed his liberty on probation. Mrs. Tavares was smiling happily following a chat with her son. When the case was called, she fainted. She was sent to the hospital, but when she was told of his way clear to allow Tavares his liberty and thought he had better send him to a reformatory, Mrs. Tavares screamed and then collapsed.

**Colds Cause Headache and Grip**  
LAXATIVE EASY QUININE removes the member to call for full name. Look for signature of E. W. GROVE, 22c. Advertisment.

**MAKE YOUR SELECTIONS**  
Diamonds, Watches and Jewelry. Selection greater; prices lower. California Loan Office, 835 Broadway. Advertisement.

## Both Prohibition Propositions of State Defeated

### Leader of Wets Says No Reversal Chance

SAN FRANCISCO, Nov. 11.—"There is absolutely no question but that both the prohibition amendments have been defeated in California," is the assertion of Carl Crow of the United California Industries.

"Final reports from some of the dry counties, San Bernardino, Los Angeles, Orange, Ventura, and others, the counties we considered the dangerous ones, do not affect our totals at all."

"Though our figures have not changed materially for two days they have gone further than lost. Definite reports from every county in the state show that amendment No. 2 was defeated by 42,000 votes."

"Some of the counties where we

had expected heavy majorities for this amendment showed smaller votes for it than we had looked for. Los Angeles county, where we had anticipated a heavy majority for the amendment, voted in favor of it by about 26,000."

"But on the other hand, in San Bernardino county, where we had looked for a majority of 8,000 for No. 2, it received only 6,000."

"The northern counties, having given pretty consistent majorities against the amendment, all these offsetting the vote in Los Angeles county."

## WILL NOW FORGET POLITICS: WILSON

### May Address Ourselves to the Welfare of Nation," Says President.

WILLIAMSTOWN, Nov. 11.—"Now that the campaign is over, we may all address ourselves to the welfare of the nation without thought of partisan feeling," declared President Wilson in his first public speech since the national election, delivered before a delegation of Williamstown residents and Williams College students, who greeted him yesterday. The President was welcomed by the students and townspeople after the christening of Eleanor Axson Sayre, the second child of his daughter, Mrs. Francis B. Sayre, for whom he stood as godfather.

Soon after his arrival at the home of his son-in-law, assistant to the President of Williams College, the delegation, headed by President H. A. Garfield of the college, marched to the Sayre home. The President spoke from the porch of the house and was cheered enthusiastically by the students.

"I came here to forget the field of politics and for a brief rest. I came simply to visit my daughter and to attend a simple ceremony here today," he said. "Now that the campaign is over, we may all address ourselves to the welfare of the nation without thought of partisan feeling."

### POLITICS IN COLLEGE.

The President referred to his service as chief executive of Princeton University, saying he knew from experience there was politics even in the running of a college.

"Politics," he continued, "is, after all, a means of getting something done, of putting forward ideas. It is a fight, but the man who does not love the fight has no red blood in his veins."

When the President arrived here he found a stack of telegrams three feet high, congratulating him on his election. They came from cabinet members, Senate and Representatives, government officials, and leading Democrats. He will reply to none of them until his return to Washington, since no stenographer accompanied him.

Soon after his arrival with Mrs. Wilson, Miss Margaret Wilson and Miss Helen Woodrow Bones, his cousin, the President went to St. John's Protestant Episcopal church to attend the christening. The family party rode the few blocks to the church in an automobile. The baby cried continuously. Inside the church only a few intimate friends of Mrs. Sayre witnessed the ceremony.

### WILSON GODFATHER.

As one of the godfathers of the baby, President Wilson promised in the course of the day to return the devil and all his works.

The other godmother was Rev. James M. Sayre, brother of Francis B. Sayre. The godmothers were Miss Margaret Wilson, Mrs. W. G. McAdoo, his sister; Miss Blanche Nevin, aunt of Sayre, and Mrs. R. H. Sayre, mother of Sayre.

The family party stood about the baptismal font as Rev. J. F. Carter, rector of the church, read the service. The family had dinner together at the Sayre home. The President will remain here until 5:25 o'clock this evening, and then will return to Washington. He is due to arrive tomorrow night.

On his way here the President was cheered by crowds at Troy and several other towns in New York and Massachusetts. Railroad engineers blew shrill blasts on their whistles as he passed their locomotives.

### Shipment From U. S. Greatly Under-Valued, Assertion of Secy. Oyama.

PITTSBURGH, Nov. 11.—A plot to defraud the Japanese government out of vast sums in duties on shipments to that country has been uncovered in the United States, according to S. Oyama, secretary of the department of agriculture and commerce of the imperial Japanese government, who is in Pittsburgh. It was by accident that the scheme was discovered and Oyama hurried to this country to make an investigation.

### Suicide of Witness Causes Lynch Threat

WEAVERVILLE, Nov. 11.—Trinity's historic county jail is under heavy guard in anticipation of the execution of a threat to storm the jail and lynch Joseph McKay and Joseph Chase, who are awaiting trial on the charge of slaying Joseph Bedford and Fred Holmes at Hayfork eight years ago.

This long hidden crime was recently brought to light by the confession of George Barker. Yesterday, while Barker was setting down in writing the story of the crime, he was seized by suicidal impulse, and ended his life.

When the news of Barker's suicide became public, feeling against the two prisoners in the county jail ran high, and mutterings of mob law were heard. The State was relying upon the testimony of Barker to secure the conviction of McKay and Chase.

Sheriff Bigelow, knowing that the old jail would not withstand a determined assault, has surrounded it with armed deputies, and is prepared to resist an attempt at lynching.

Two Powerful Sermons by

WM. K. TOWNER, Pastor

11 A. M.—"In Christ's Name."

7:30 P. M.—"Wanting — the Punch."

In Italian dialect at Evening Service.

Gounod

SPECIAL RESERVED SECTION FOR MEN ONLY.

FIRST BAPTIST CHURCH

Telegraph Ave. at Jones St. (Twenty-first)

## JOHNSON DENIES TREACHERY CHARGE

### Los Angeles Times Accuses Governor of Having Encompassed Defeat.

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"Final reports from some of the dry counties, San Bernardino, Los Angeles, Orange, Ventura, and others, the counties we considered the dangerous ones, do not affect our totals at all."

"Though our figures have not changed materially for two days they have gone further than lost. Definite reports from every county in the state show that amendment No. 2 was defeated by about 43,000 votes."

"If California has been the deciding factor in this election," he said, "William H. Crocker, Francis V. Keeling and Harrison Gray Otis, Francis V. Keeling and other Republican leaders in California were responsible for Hughes' defeat."

"The chief executive is obliged to take into account this double wish. Just as Hughes could not have ignored the verdict against war, so Wilson must take into consideration the condemnation of the Progressives by consolidating what is still only tentative."

PARIS, Nov. 11.—The Manchester Guardian attributes President Wilson's success to the rallying of a sufficient number of the Progressive voters which Roosevelt gained in 1912. "It seems a small thing," this newspaper continues, "but yet it may indicate a new epoch in American political life. The Progressive movement arose entirely independent of foreign politics. Many Progressive votes given to Wilson were given with the mental reservation that they will not go again to a Democratic candidate unless Wilson confirms the faith of the Progressives by consolidating what is still only tentative."

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The Petit Journal says:

"President Wilson's victory is highly satisfactory for two reasons. The first is that for four years, American foreign policies will be free from all electoral considerations, as the constitution forbids President Wilson from seeking a third term; the second reason is that the result of the election must give new life into American neutrality."

Evidently an immense majority

## Election Causes Foreign Talk

### Democrats Said to Be on Trial

### France and Japan Are Pleased

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## GOVERNOR TO QUIT JOB ON MARCH 4

### Two Opinions Offered, But the State Controller Holds Pay Roll Check.

SACRAMENTO, Nov. 11.—According to officials in the state controller's office in charge of making out the warrants, by which state officials are paid, Governor Hiram W. Johnson must resign his office as governor of the state of California not later than March 4, 1917, at which date he begins to draw salary from the federal government as a member of the United States Senate from California.

The statement is in direct opposition to an opinion handed down by Attorney-General Webb yesterday, but it is based on two sections of the State Constitution, article 4, section 12, and article 5, section 12. The latter reads:

"No person, while holding an office under the United States, or this state, shall exercise the office of governor, except as hereinbefore expressly provided."

Article 4, section 12, is even more explicit:

"No person holding any lucrative office under the United States, or any other power, shall be eligible to any civil office of profit under this state; provided, that officers of the militia, who receive no annual salary, local officers or postmasters whose compensation does not exceed \$500 per annum, shall not be deemed to hold lucrative offices."

Although a number of new faces will be seen in both the upper and lower houses of the state legislature at its next session, which opens in January, the administration's forces will again hold control of both houses of the legislature, but this lead in the Assembly will be reduced.

Present indications are that the lower house will be composed of eleven Democrats, sixty-six Republicans, two Independents, and one Progressive.

In the Senate, of the twenty-one senators elected, seventeen are Republicans, three Democrats and one Independent. Of the nineteen holdover senators, five are Republicans, seven Progressives and seven Democrats, the Senate sizing up, according to parties, as follows: Republicans 22, Democrats 10, Progressives 7 and Independents 1.

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In the Senate, of the twenty-one senators elected, seventeen are Republicans, three Democrats and one Independent. Of the nineteen holdover senators, five are Republicans, seven Progressives and seven Democrats, the Senate sizing up, according to parties, as follows: Republicans 22, Democrats 10, Progressives 7 and Independents 1.

No person holding any lucrative office under the United States, or any other power, shall be eligible to any civil office of profit under this state; provided, that officers of the militia, who receive no annual salary, local officers or postmasters whose compensation does not exceed \$500 per annum, shall not be deemed to hold lucrative offices."

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# PARTRIDGE TO FIGHT CITY RATE CASE

Selection of S. F. Attorney to Join Fitzgerald and Abbot Up to Council Monday; Fee \$8,000 to Davis' Successor

Also to Co-operate With City Attorney in the Rail Board Hearing on New Valuation of Peoples Service System

John S. Partridge, one of the counsel in the Western Pacific foreclosure suit and a prominent member of the bar of San Francisco, is to accept the appointment as successor to the late William R. Davis as counsel in the old water rate litigation which has been pending between Oakland and the Contra Costa Water Company, and in which the standing master in chancery has just filed his findings in favor of the corporation.

Partridge's selection comes after a series of conferences between City Attorney Mori and Ben H. Pendleton of the public utilities district committee. Partridge is also to associate with the city counsel in the hearing before the railroad commission on Peoples Water Company rates. His fee for the work is to be \$8,000.

## HAS BEEN LONG FIGHT

The litigation over the old '05 and '06 rates of the public utility has cost Oakland approximately \$40,000 per year and Robert M. Fitzgerald, Carl Abbott and the late William R. Davis for a number of years represented the city. Attorney Davis' death left this group of attorneys for the municipality without one of its most valuable members and at a time when the crisis in the fight was close.

The work of hearing the evidence before Master Wright of the United States court consumed months of time and a vast amount of testimony. Wright has filed his report against the city's contention and the same will go before the judges. It will be in this part of the hearing that Partridge will be most active. The water-rate case before the rail board involves a different character of work and Oakland will there be represented by a new alignment of counsel.

## AGREEMENT OFF

The hearing in the United States court does not involve the often mentioned Titus-Pendleton agreement. The document which compromised water rates and ended the filing of annual suits against the city, will be reviewed by the railroad commission in the other hearing. There is a big probability that it will be canceled and rates established by the state tribunal irrespective of collateral agreements executed prior to the time when the rail board took control of rate-fixing. New rates are to be fixed on entirely new data, which is to be completed over a period since the agreement was executed. In the preliminary hearing the board indicated that the agreement would not be accepted as a guide, but only as evidence of the history of the company's practices in Oakland and vicinity.

The legal staff of the city is obliged to plunge at once into the evidence to be offered for the rail board hearing, while Partridge will apply himself to the hearing before the United States court.

## What is doing TONIGHT

S. P. R. S. L. fourteenth anniversary celebration, U. P. E. C. Hall, San Leandro.

Christmas bazaar, Alameda County Nurses' Association, Elwell Hall.

Heald's School dance, Orpheum.

Orpheum—Laura Nelson Hall and vaudeville.

Pantages—Long Tack Sam and vaudeville.

Macdonough—Clara Kimball Young in "The Common Law."

Oakland—Fannie Ward in "Witchcraft."

Franklin—Bessie Love in "Sister of Sin."

Reliance—Marguerite Clayton in "The Prince of Graustark."

Broadway—"The Wives."

Hippodrome—Vaudeville.

Columbia—Will King in "The Merry Minstrels."

## What is doing TOMORROW

Berkeley vs. Alameda. Elks baseball game, Coast League grounds.

Half hour of music, Greek Theater, 4 p. m.

Channing Club, First Unitarian church, Berkeley, 7:30 p. m.

## SEEKS AGRICULTURIST

PALO ALTO, Nov. 11.—Brazil is looking for an expert agriculturist at Stanford University. Oliveira Castro, brother of the Brazilian president, was the Stanford engineer who was looking for men to take charge of various bureaus in the department of agriculture in Brazil. Professor R. W. Doane was particularly consulted about an available well-trained entomologist.

## Sacrifice!

87,000 square feet on 200 feet of spur track. A splendid warehouse or factory site. One block north of S. P. 16th st. station, Oakland.

## MUST SELL

and so will let go for 50 cents on dollar—\$850. It figures only 15 cents per square foot. Must be sold!

## AT ONCE!!

This is a real true bargain—one which comes only occasionally.

SEE

Newell Murdock Co., 30 Montgomery St., SAN FRANCISCO. Phone US. Sutter 3080.

## Criminal Law Is Theme of Film Drama "50-50"



NORMA TALMADGE IN "FIFTY-FIFTY"

## Norma Talmadge Is Star of New Triangle Picture

An episode from real life, taken from the private memoranda of a criminal lawyer, was used in the making of the new Triangle-Film Art picture, "Fifty-Fifty," in which Norma Talmadge is starred, which will be shown at the Franklin Theater Sunday, Monday and Tuesday.

The incident is what is commonly known as a "frame-up." Miss Talmadge, in the part of Naomi Harmon, has ceased to interest her gayety loving husband, and he falls into the clutches of a siren. This woman wants to marry Harmon, but as Naomi will not divorce him the other woman resorts to the frame-up in order to secure Harmon for herself.

A crooked detective, perjured and intimidated an ex-convict into taking part in the plot. A message is sent to the young wife, telling her that her husband is desperately ill in a hotel and asking her to come at once. She goes, and on arriving at the hotel is taken to a room where the man from Sing Sing awaits her. As soon as she has entered the door is slammed and

locked. The ex-convict pulls off her hat, ruffles her hair and dishevels her clothes. Then he suddenly throws the door open, wraps a blanket around Naomi, and holds her up to the throat, and holds her in his arms as newspaper photographer, two reporters and another witness appear in the door way, having been summoned by the detective and having come in the full belief that a guilty wife is to be exposed.

A flashlight is taken, Naomi is seized by the detective and ejected from the hotel, and the "evidence" that has been obtained suffices to procure a divorce for the husband.

On just such evidence, obtained in exactly the same manner, a "divorce" was procured in the courts of New York a few years ago, and it is the private records of the court which were used in "Fifty-Fifty."

This episode leads to a still more startling course of action, which the wife adopts when the case is heard in court and which forms the climax of the picture.

## Mercy! Oakland Sharply Scolded

## Oakland, Fla., Has One Big Peeve

Oakland—meaning this city—has been maligned! It has been put upon most roundly! The fair name of its citizens, the quality of its oak trees, the strength of its claim to the name of Oakland, all have been called into question. And that by the town council of the municipality of Oakland, Florida, U. S. A.

Oakland, Fla., takes violent exception to the request of Oakland, Cal., that it surrender its name in favor of the latter. Nay, more, it has expressed itself in sizzling, stinging, red-hot statements—not from the griddles of its indignation. In further emphasis, it instructed the president of its town council to write the Chamber of Commerce of this city and administer chirographic slaps on the wrist. It has been done. The president's effort in this direction follows:

Your city of Oakland is not the only pebble on the beach. The old, honored founder of this settlement would turn in his grave, if we surrendered the name he gave the postoffice where his wife was the first postmaster. For a

number of years he kept the town worded out of a tract of land. State Senator J. G. Spaer was his name. A jungle of oaks grew up on his plantation, "before weah." Some of them have a

spread of 100 feet. Does Oakland, Cal., have a single one like that to show for its name?

The South had one surrender fifty years ago. If the sale of the railroad took fifty families out of our town, we are still not ready to surrender now. "La guardi, en ne rend pas." Better than that, we are living and kicking lively. The south is awake. It is not looking for a 2 by 6 lot in the cemetery yet. We do not, like California, have one dry, dusty season. We do not have a rough, dishonest class of people, like most of California's large cities are troubled with. I have lost only one chicken in twenty years, and that was by a white hawk. The grandmothers of this neighborhood still live in their doors in twenty-four years.

Tell those Chamber of Commerce men of Oakland, Cal., to come down here, smoke a Tampa Havana cigar in the shade of our oaks, watch our children playing under the electric lights, or in the moonlight, and watch our boys drilling. And then have them tell us why we should surrender our name to an Oakland land who hasn't a single 100-foot spreading live oak.

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Heald's School dance, Orpheum.

Orpheum—Laura Nelson Hall and vaudeville.

Pantages—Long Tack Sam and vaudeville.

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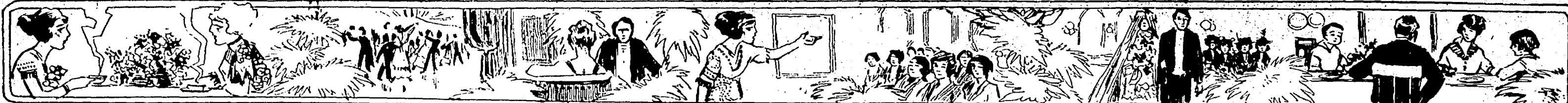
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# Uncle Wiggily and his FRIENDS

By HOWARD R. GARIS.

"Off you go again, I suppose," said Nurse Jane Fuzzy Wuzzy, the muskrat lady nurse, to Uncle Wiggily Longears, the rabbit gentleman, as he said him hop from the front porch of the hollow stump bungalow one morning.

"Do you mean I go off the steps?" asked the bumble bee, joking like a fool.

"No, mean I suppose you are going off to an adventure," spoke Miss Fuzzy Wuzzy.

"Yes, that is what I am going to do," said Mr. Longears, as he looked across most of the trees had lost their leaves, for winter was on its way, and the weather was cool.

So off went the bunny uncle, leaning on his red, white and blue striped rheumy crutch now and then, and again swinging it over his shoulder, as a boy does his baseball bat.

"Oh, feel just fine!" cried Uncle Wiggily.

"But do? Well, I don't," said a little black cricket, silverying down under a stone.

"Say, what is the matter with you?" the bunny uncle wanted to know.

"I'm cold," said the cricket. "I don't like cold weather. It makes me so stiff I can't move."

"That's too bad," said Uncle Wiggily. "Still winter must come or we should have no Christmas. And crickets should have no cold weather. I'll tell you what I'll do. I'll dig a nice warm hole for you—a hole in the ground—and you can curl up in that and sleep all night. Then when the winter weather comes again you can awake and sing."

"Oh, thank you," said the cold and silverying cricket, so Uncle Wiggily dug a nice hole and the black chap went to sleep.

"Well, that wasn't much of an adventure," said the bunny uncle. "Still it was better than nothing, and maybe, some day, I'll go up to my hole."

So off he hopped, but he had not gone very far before he heard some one calling to him.

"Goodbye, Uncle Wiggily."

"Goodbye! What's that? Who is going away that they say 'goodbye'?" the bunny wanted to know.

"It's Mr. Twister," said Mr. Twister, said the voice, and along the path in the woods came crawling Mr. Twister, a nice snake, striped like Uncle Wiggily's shirt.

"Oh, it's you, is it?" asked Uncle Wiggily.

"Yes," answered the snake, and again he said: "Goodbye."

"But where are you going?" asked Mr. Longears.

"My long winter sleep, the Stabbin' bunnies and the snake catcher take them," was the answer.

"I am going to crawl into a deep hole in the ground where the frost cannot get me, and there I'll sleep until summer comes again."

"Well," said Uncle Wiggily, "I am sorry to see you go, but I suppose it is best. If you had a nice fur coat like mine you wouldn't have to hide away in cold weather. Still I suppose it would look funny to see snake in a fur coat."

"It would," said Mr. Twister, as he crawled off to find a sleep, placed deep in the warm earth.

"Oh, thank you!" cried Mr. Twister.

"You did me a favor, and some day I hope to do you one—you or one of your many friends."

"I pray do not mention it," said Uncle Wiggily, as he hurried on his way.

Then he went on his way, and Mr. Twister went his, and pretty soon, all of a sudden, Uncle Wiggily heard a sad little wail coming from the stone.

"Oh, dear! I'm gone and I never can get it until the pond freezes over. And that will not be for long while. Oh, dear!"

"Ah, ha," cried Uncle Wiggily. "That sounds like trouble, and that's just the place for me. I must see what I can do."

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Then he went on his way, and Mr. Twister went his, and pretty soon, all of a sudden, Uncle Wiggily heard a sad little wail coming from the stone.

"Oh, dear! I'm gone and I never can get it until the pond freezes over. And that will not be for long while. Oh, dear!"

"Ah, ha," cried Uncle Wiggily. "That sounds like trouble, and that's just the place for me. I must see what I can do."

"I pray do not mention it," said Uncle Wiggily, as he hurried on his way.

Then he went on his way, and Mr. Twister went his, and pretty soon, all of a sudden, Uncle Wiggily heard a sad little wail coming from the stone.

# BOY SCOUTS AT WORK IN PLAZA CAMP

Drills and Other Activities of Junior Soldiers Are Shown at City Hall; All-Day Program to Be Followed by Spectacle

Tonight Will See Special Display Under the Light of Big Scintillators; All Phases of the Organization Are Shown

City Hall plaza took on all the appearance of war today when 500 Boy Scouts, encamped there for a twelve-hour demonstration of their work training and purposes. The affair is under the auspices of the Rotary Club of Oakland, which has undertaken a campaign to raise funds with which to equip more companies and provide uniforms and other accessories.

Before noon the green lawns beneath the historic old oak were on a scene of activity. From all over Alameda county groups of khaki-clad lads, ranging from 12 years to older, bigger, to drop from street cars, automobiles or arrived on foot. On the back of each was the regulation army kit with which each is furnished, rations for the period of the encampment and emergency outfit.

Soon all the companies brought shelter tents. Others had wireless apparatus, telegraph buzzer sets, hospital corps equipment, first aid supplies, kitchen utensils, and all of the various and sundry articles which go toward making up the accoutrements of the Boy Scout brigade.

## CAMP IS ORDERLY.

From the confusion which seemed to exist, order was almost immediately evolved. The lads, under direction of their company commanders and George Pfund, playground director, began to throw up the shelter-tents which were to shield them from the weather tonight. Camp kitchens sprang up as if by magic. Heavy boards, covered with plaster of paris and asbestos—heatproof underneath—were spread on the lawn and fires started under kettles, from which began to come appetizing odors.

From the great oak, historic landmark of the city's progress, was suspended a sign telling the world that the Boy Scouts were encamped in front of the city hall. Other signs and banners arranged at intervals around the triangle, named the various departments into which the work is divided, and told a little of the history of each. In the hospital division, demonstrations were given all day and are to continue tonight, of pulmometers, first-aid apparatus, setting broken limbs, arranging splints, caring for injured animals, stretching and use of the thousand and one activities of the organization, which the boys are trained to perform with sureness and despatch.

## TO FIRE SALUTE.

At sundown a salute will be fired from the sand cannon and white Old Glory, on a flag pole at the southern entrance to the square, will be dropped, a bugler will play taps with real army fervor. The afternoon ceremonies will close with the boys standing motionless at salute, and giving the pledge of their organization, which is the objective of their work.

Tonight great scintillators, arranged along the eastern side of the city hall tower, will turn down a battery of illumination on the encampment, 200 feet below it, so that it will stand out as though bathed in daylight. Special drills and demonstrations will be given during the evening. The scouts will break ground promptly at midnight.

Efforts have been made to increase the number of the Boy Scouts in Oakland for some time, but lack of funds has prevented the move. The campaign undertaken by the Rotary Club is in the nature of an effort to secure money with which to extend the work in this city. It costs only \$3 to make a Boy Scout.

## Woman's Spirit Is Strongest, She Says

ST. PAUL, Minn., Nov. 11.—Mrs. Elizabeth Harlow Goetz, pastor of the Spiritualist church, Baltimore, Md., in an address before the twenty-fourth annual convention of the National Spiritualists' Association, in session here, declared that woman possessed the greatest spiritual attraction and will win the love of a man after passing on, regardless of his choice on earth.

"In my own case," she said, "I am my husband's second wife, but some time I shall know whether his former wife or I have the greatest attraction."

"If you're living in hell here, you'll take it with you when you pass on," she also told her hearers.

## Serves Seventy-five Years in Sisterhood

DUBUQUE, Ia., Nov. 11.—Mother Mary Gertrude, of Mount Carmel, the mother house of the Sisters of Charity, has celebrated her "diamond jubilee." She has been serving here for seventy-five years and has been stationed at Dubuque for the past seventy-three years.

The aged woman was born in Ireland in 1827. In 1841 she entered the sisterhood, arriving in Dubuque a couple of years later, when the place was a village with less than 700 inhabitants.

All of the local clergy and many from points all over the Middle West were present.

Although the aged mother has seen almost a century of service, she is still active, and is possessed of a remarkably clear vision and sight.

## Stolen Child Found After Four Years

INDIANAPOLIS, Ind., Nov. 11.—A hunt for Lorine Merril, 9 years old, a kidnapped from the home of her aunt, Mrs. Lucia Overman, here four years ago, which extended twice across the continent, ended a day or two ago when the girl was returned to Indianapolis from Grand Forks, B. C.

Hundreds of dollars were spent in the search. Advertisements for Katherine Winters of New Castle, Ind., who has been missing since 1913, led to the finding of the Merril child in the Canadian home.

The child had been lost in Canada by a woman who for a time paid for her board. The woman is supposed to have been the girl's mother.

# NURSES' BAZAAR CLOSES TONIGHT WITH BALL AT EBELL CLUB HALL



SOME OF THE NURSES WHO ARE MAKING A SUCCESS OF ANNUAL BAZAAR OF ALAMEDA COUNTY NURSES' ASSOCIATION. THEY ARE (UPPER LEFT TO RIGHT): MISS ISABELLE WALKER AND MARIE DALEY OF PROVIDENCE HOSPITAL, WITH DOLL, "ROSE ALMA," AND (LOWER) MISS MABEL MORRIS OF MERRITT HOSPITAL.

## Gambler's Grave Is Now Located

### Man Who Started Vigilantes Remembered

SAN FRANCISCO, Nov. 11.—In a neglected corner of the old Calvary cemetery, just south of Geary street, the grave of Charles Cora, the gambler whose slaying of United States Marshal William H. Richardson in San Francisco, November 17, 1855, caused the organization of the vigilance committee, has been found. Since 1857 no stone on the grave has been mystery. Early history marked the last resting place of the gambler as the old Mission Dolores cemetery, but pioneers of the State have known that Belle Cora, the widow and the central cause of the tragedy, had the body removed to the cemetery.

In former years the nurses' bazaars have netted them \$1000 a piece, and the crowded booths are any confirmation on the financial success of the nursing profession, will be announced tonight.

An informal dance tonight will be the closing feature of the Alameda County Nurses' Association bazaar, held at Ebell Hall, 1440 Harrison street, for the purpose of raising additional nurses' home construction funds. Committees in charge are enthusiastic over the manner in which Oakland women have responded to the call of the nursing profession.

In former years the nurses' bazaars have netted them \$1000 a piece, and the crowded booths are any confirmation on the financial success of the nursing profession, will be announced tonight.

STANFORD, UNIVERSITY, Nov. 11.—Frank Welsh, local cattlemen, ended his life accidentally when he shot himself in the head while riding on Woodland from Sacramento on a Northern Electric train. Passengers on the train were thrown into a panic as the shot echoed through the coaches. Welsh had been absent from the train for several weeks because of ill health.

He was 62 years of age, and considered one of the brightest students to have graduated from Heplerian College in this city. His wife died several years ago. He leaves a brother, "Bud" Welch, at Colusa, and a sister, Mrs. Mattie Read, who is critically ill here with pneumonia and who has not been told of her brother's suicide.

The slaying of Richardson by Cora grew out of an altercation between the former and Belle Cora, then a dance hall girl in the historic Blue Moon Saloon in the old American Thatched roof. He was shot to the presence of the girl in the same scene with his wife, and sought her removal. The shooting came as a climax to a quarrel between the two men. It took place at what is now Clay and Montgomery streets.

Cora was taken from jail following his conviction, and ending in a disagreement of the jury, by which he was condemned to the vigilance committee of 1856. Cora was hanged with James P. Casey, slayer of James King of William, editor. Two hours before the double hanging Cora married the dance hall girl. Stephens was arrested. Hartman admitted the killing, saying Duhun had wronged his sister.

STOCKTON, Nov. 11.—Chris Stephens, a Waterloo farmer, was acquitted last night of complicity in the murder of J. C. Duhun, a neighboring farmer, for which Stephens' brother-in-law, Emerson Hartman, must serve a life term in San Quentin prison. The jury was out eight hours.

Duhun's body was found in the charred ruins of his cottage on the night of June 24, and soon afterward Hartman, an enlisted man in the navy, and Stephens were arrested. Hartman admitted the killing, saying Duhun had wronged his sister.

The double execution took place Friday, May 23, 1856.

## Stephens Is Freed by Stockton Jury

SAN FRANCISCO, Nov. 11.—Nine prominent bankers and merchants of Oakland and San Francisco constitute the directorate of the Italian Board of Trade, which filed articles of incorporation here today. The purpose of the organization is to care for intelligent organization and to suffer from illness and disease too poor to pay for themselves. The incorporators are: F. N. Belgrano and D. Ghirar-

delli, of Oakland; M. J. Fontana, G. Bacigalupi, James A. Bacigalupi, A. Sbarbaro, A. P. Lianini, W. L. Peralta and Anita Lestrado Phillips.

The child had been lost in Canada by a woman who for a time paid for her board. The woman is supposed to have been the girl's mother.

## Annual Affair for Benefit of Building Fund Is Success

## Santa Claus Quest May End in Death

### Little Girl Waits and Falls in Fire

MARYSVILLE, Nov. 11.—In an effort to verify the legend of Santa Claus coming down the chimney the 3-year-old daughter of Samuel Elam, Obanians Corners, Sutter county, sustained burns which may prove fatal.

In preparation for Christmas the little girl had been told about St. Nicholas and how he came to his little girl friends. She sat by the fireplace to await his arrival, dozed and tumbled into the fire.

AIRMAN'S ESTATE IS \$10,000, APPRAISAL

SAN FRANCISCO, Nov. 11.—Joseph G. Bocquel, sensational aviator and pupil of Sislas Christofferson, who was killed following a spectacular flight at the Panama-California Exposition at San Diego last Saturday afternoon, had not yet had the opportunity of making the fortune that is usually an accomplishment of spectacular flying. Unlike Lincoln Beachey and Christofferson, Bocquel was still in the first days of his exhibition tour when the fatal accident befell him.

The details as to his earthly wealth were made public through the filing of his will today by the widow, Mrs. Mary E. Bocquel, and showing that his property is valued at approximately \$10,000. His estate includes a home at 318 Holgate avenue, five unimproved lots in San Francisco and money in the bank.

Attorney Samuel Shortridge filed the document, which is dated in April, 1913.

Stephens' Is Freed by Stockton Jury

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## WHITNEY'S SPOES NOT TOLD IN COURT

### SAYS MERCHANT THREATENED HER

### Suit to Collect Clothes Bill Forces Former Wife to Stand.

SAN FRANCISCO, Nov. 11.—None of the intimate details of the causes leading to the disruption of the household of J. Parker Whitney was revealed by Superior Judge Flood's court when his divorced wife, Daisy Parrot Whitney, prominent society girl, was called to the witness stand today.

The Whitneys were divorced May 28, 1913, and the purpose, as indicated on the part of counsel in calling Mrs. Whitney, was to establish that her former husband had given her good grounds for divorce in spite of the fact that she had allowed him to obtain the decree. The case at bar was that of Rafael Well & Co., suing Whitney to collect approximately \$2500 on a bill. When asked if Whitney was asked if it was not true that he had been in the habit of going about with other women prior to the divorce. He was not allowed to answer and the case was continued.

Today Mrs. Whitney testified that at the time she separated from her husband there was a financial agreement which he promised to pay her bills. This agreement, she says, was made subsequent to the interlocutory decree. Whitney had admitted responsibility for \$700 of the bill, but claimed that the balance was contracted after the divorce.

### Telegraphic Tabloids

CHICAGO—Frank Force made a freak hit with Miss Stella Mayer, a Wilsonite. Today Force, adorned in Miss Mayer's coat and hat, carried a banner, "I voted for Hughes," half an hour on Michigan boulevard.

CHICAGO—Michael Sukelski wanted to die. He jumped into the river. When rescued he said the water was too cold and would rather die where it was warm.

STANFORD UNIVERSITY.—Two Stanford students who bet on Hughes paid bets by appearing on the campus in broad daylight in full dress suits, with red, white and blue Hughes badges painted on their dress shirts.

SAN FRANCISCO—A wildcat hunt in Golden Gate park startled residents near there today. An escaped wildcat was shot down by a "pounce." Searching parties are seeking its mate, which also escaped.

SAN FRANCISCO—Because of the great age of the couple, Superior Judge Flood refused to divorce Mrs. Julia Dobie, aged 75, and her 67-year-old husband. She alleged cruelty.

ASKS FOOD EMBARGO. STOCKTON, Nov. 11.—The Stockton Retail Grocers' Association will adopt resolutions next Monday petitioning President Wilson to place an embargo on all outgoing food products in an effort to combat the extreme high prices now so prevalent, according to S. H. Cohn, secretary of the association.

She recites his various business enterprises as proof of his ability and desire to have a large residence and a large income in Los Angeles in addition to a modest sum of \$100 monthly alimony and a division of the community property. The Millers were married in Los Angeles in March, 1900, and have been separated since June 11, 1912.

## FREE FORD CAR \$50 CASH

AT PANTAGES THEATER NEXT MONDAY NIGHT, NOVEMBER 13.

You don't have to be there to get the Ford given by the MERCHANTS, but you do to get the \$50 given by the STANDARD FURNITURE COMPANY.

## 7 More Fords 7 More Fifties FREE

Ask us for tickets.

### DOWN TOWN STORES

Automobile Supplies	Charles & Lyon Co.	1875 Broadway
Auto Tires (Dramond)	Independent Tire Co.	1817 Broadway
Cafes, Bakeries	Elmwood's Cafe	1817 Broadway
Cigars, Tobacco	Carl Massay's The Livestock	1818 14th St.
Clothing	Carl's Tailor	1818 14th St.
Gloves, Tobaccos	C. D. Oberlin, Opt. Optician	1818 14th St.
Groceries	M. Wood & Co.	1818 14th St.
Hosiery	Corona Hosiery Co.	1818 14th St.
Household Goods	E. A. Greenberg Co.	1818 14th St.
Delicatessen (Italian)	Osceola Bros.	7th and Broadway
Drugs	Penney Bros.	7th and Broadway
Furniture	Standard Furniture Co.	7th and Broadway
Groceries	Mark's Furniture	7th and Broadway
Groceries	McGraw's Furniture	7th and Broadway
Groceries	W. C. Cushing Co.	7th and Broadway
Groceries	Harrison Grocery	7th and Broadway
Groceries	Keystones Grocery Co.	7th and Broadway
Hatters	Jim Ballard, 18 and 45 Madison	7th and Broadway
Hatters	Jim Ballard, 18 and 45 Madison	7th and Broadway
Hatters	O. J. Sohrt, Quality Hatter	7th and Broadway
Hatters	Paulwell Hardware Co.	7th and Broadway
Meats	W. L. Hayes	7th and Broadway
Men's Furnishings	Jayne Stanley Optician Co.	7th and Broadway
Opticians	China-Bretton Optical Co.	7th and Broadway
Shoes	McDonald's Shoe Co.	7th and Broadway
Shoes	McDonald's Shoe Co.	7th and Broadway
Tailors	M. L. Harris, Suite \$85 up	800 E. 14th St.
Tailors	O. J. Twomey	1302 Broadway

### BERKELEY AND SOUTH BERKELEY STORES

Drugs	Home Pharmacy	3800 Adeline St., Berkeley




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## Oakland Tribune

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Full United Press Service.

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SATURDAY, NOVEMBER 11, 1916.

MR. WILSON RE-ELECTED.

Unofficial returns from Tuesday's election indicate  
the re-election of Woodrow Wilson as President of the  
United States.

California ended three days of suspense by finally  
settling into the Democratic column with a plurality for  
Wilson of 4268. Unofficial and almost complete re-  
turns from North Dakota and New Mexico also give  
these States to Wilson, whose vote in the electoral college  
is thereby brought up to 272, or six more than enough  
to win.

There is not one chance in a thousand that the official  
recount of the votes will take California away from Wil-  
son; and hopes that New Mexico and North Dakota  
will be changed to the Republican column are also for-  
lorn. Minnesota and New Hampshire are still doubtful  
States, and if Mr. Hughes should win these and New  
Mexico and North Dakota—the only hope of adding to  
his present certain strength—he would have 267 electoral  
votes, or one more than enough to elect him. To expect  
this outcome, however, is to hope for the miraculous.

The election has developed many surprises in the con-  
dition of public sentiment. Besides carrying the "Solid  
South," which is always hopelessly Democratic, Mr.  
Wilson has carried fourteen of the eighteen States west  
of the Mississippi river outside those in the "Solid South"  
group. Of the West Mr. Hughes has only carried Oregon,  
Iowa, South Dakota and possibly Minnesota. Wilson  
has won the normally Republican States of Kansas, Cali-  
fornia, Utah and New Mexico. With the exception of  
California, the trend toward Wilson seems to have been  
uniform; the big difference between the vote for the Re-  
publican candidate for United States Senator and the  
head of the ticket must be accounted for upon local and  
peculiar causes. Another freakish vote was that of Kan-  
sas, where the Progressive candidate, for governor ran  
150,000 ahead of the Republican candidate for Presi-  
dent. Local influences also decided the result in Ohio; nor-  
mally Republican by a large majority, Ohio gave  
Wilson 100,000 more votes than Hughes.

Approval of the Wilson administration of the past four  
years in the politically tranquil States may be accounted  
for upon abnormal conditions brought about by the  
European war; probably the most effective campaign cry  
of the Wilson managers and workers was, "He has kept  
us out of war." That was a happy slogan and appealed  
to the rank and file of the voters with telling effect. Due  
to the peculiar popular psychology of the moment, it was  
vastly more effective than Mr. Hughes' truthful and timely  
warning that "only by the most colossal blundering could  
this nation become involved in war."

Another Democratic argument was the painful plea  
that the administration's conduct of international relations  
should not be criticised; one powerful Democratic news-  
paper voiced the treasonable statement that it was treason  
to censure Mr. Wilson for his conduct of foreign affairs,  
and this silly and undemocratic idea was exploited by the  
Wilson campaigners. It did not seem to count with the  
voters that it was an utterly illogical and incongruous plea  
in view of the fact that the administration based its earliest  
and most vociferous slogan upon the conduct of inter-  
national relations—"He kept us out of war."

A third, and the most reasonable, asset of the Demo-  
crats was the apparent prosperity of the country. Always  
influenced in forming their judgment most largely by ele-  
mental evidence, the majority of the voters did not care  
whether or not the prosperity of the country was based  
upon artificial and abnormal conditions created by the  
trade and industry in war supplies. The full dinner pail  
argument, which has been the soundest and most effective  
Republican asset after every previous administration of a  
Democratic tariff, was already full and "on the other side  
of the fence."

If we must turn about and face four more years of  
Wilsonian policies and methods we should do it as hope-  
fully as the circumstances permit. The nation is in a  
critical period of its history, and many believe it to be  
in grave danger of making vital sacrifices of its interests  
at home and in its relations with other nations.

THE TRIBUNE, in common with hundreds of other  
newspapers which have honestly differed with the policies  
adopted by Mr. Wilson in administering the government,  
has remained silent during the last few months on many  
acts and developments which seemed to menace the coun-  
try's welfare because of the impropriety of appearing to  
make political capital out of them. But our foreign rela-  
tions and our domestic welfare are in need of wiser policies  
and more non-partisan direction than they have received

in the past. All possible optimism and freedom from purely  
partisan criticism of the administration is important in  
the conservation of the general interests of the nation.

It is one of the characteristics of the American people  
that they can be tremendously wrought up by a Presi-  
dential campaign and then within a few days return to  
their daily pursuits and their normal condition of mind  
and display a sincere interest in the nation's welfare.

THE CALIFORNIA SITUATION.

THE TRIBUNE regrets that there appears to be an  
inclination among California Republicans to renew fac-  
tional differences as an outcome of the result of the elec-  
tion in this State. Nothing is to be gained by trying to  
place the responsibility on individuals or so-called factions.  
With this in mind, it is regrettable that there should have  
been published in last evening's issue of the leading John-  
son newspaper of California the following:

*The Governor's admirers in this State and elsewhere are  
almost unanimous in the belief that, so far as he (Johnson)  
is concerned, the outcome of the 1916 election is a most  
fortunate one.*

THE TRIBUNE cannot believe that this is the sentiment  
of the great majority of the Johnson supporters in Cali-  
fornia. Statements of this character tend to lend credence  
to the assertions being whispered of treachery in this State,  
which Republicans are loath to believe. We look to Gov-  
ernor Johnson and his friends promptly and emphatically  
to repudiate the statement quoted above. Now is the  
time for Republicans to strive to strengthen the party in  
the State instead of trying to widen old breaches.

INTELLIGENT VOTERS.

The overwhelming majority by which the last proposi-  
tion on the local ballot Tuesday was carried is a tribute  
to the good sense and sound judgment of Oakland  
citizens.

Whenever they are asked to express an opinion on an  
issue plainly involving the best interest and the permanent  
welfare of the city, they can be relied upon to vote em-  
phatically in favor of the city.

Adoption of the amendments to the city charter now  
enables discussion of a practical solution of the street rail-  
way problem. If, in the elaboration of the detailed plan,  
the welfare of the city is given the most prominent con-  
sideration the people may be dependent upon again to  
decide correctly.

A LESSON FOR OAKLAND.

Details of one of the largest and most important in-  
dustrial projects started in Pacific Coast States within the  
last quarter century were published exclusively in yester-  
day's issue of THE TRIBUNE. The shipbuilding plant of  
the Union Iron Works on the Alameda side of the estuary  
is to be reconstructed and its capacity increased three-  
fold. The concern has acquired 125 acres of additional  
estuary frontage. Extensions are planned to handle at the  
new plant over \$58,000,000 of government contracts for  
the building of battle-cruisers, destroyers, submarines and  
other plants; a drydock is to be removed from San Fran-  
cisco to Alameda, and present facilities for merchant ship  
construction are to be greatly augmented.

These activities will mean the employment of 5000 or  
more men and the disbursement of several million dollars  
annually through the east bay plant for wages and ma-  
terial. Alameda will boast of possessing the largest and  
busiest shipbuilding plant on the Pacific Coast and one  
of the largest in the world.

While this great establishment is on the Alameda side  
of the estuary, it will in large measure redound to the  
advantage of Oakland.

It also shows what could be done in and for Oakland  
if practical and immediate steps were taken for the de-  
velopment of the city's waterfront and factory site facilities.  
The penalties of procrastination and lack of co-operation  
in promoting the city's welfare is also severely portrayed  
by Alameda's good fortune.

This is no time for Oakland to indulge in petty bicker-  
ings between antagonistic groups of her citizens and offi-  
cials. It is no time to countenance official occupation in  
devices and schemes to prevent waterfront development. To  
do these things is to advertise to the world the impression  
that we do not want industrial and commercial advan-  
tage; that we do not welcome the coming of outside men  
and capital to Oakland to start new enterprises.

Instead of consuming our energy and patience with  
petty exhibitions of short-sightedness and narrow views,  
we should be devoting ourselves to exploiting the bigness  
of Oakland, spiritually and physically. We should be  
extending a welcome, hearty and earnest, to new and  
great enterprises such as have recently been won by our  
neighbor across the bridges. Surely Oakland's city gov-  
ernment and citizens are capable of protecting the city's  
interest in case big concerns look to this city for sites. We  
should begin at once to prepare to make good on invitations  
to outside capital by providing accommodations for  
it along our waterfront which is still unimproved and un-  
developed.

Let us profit by Alameda's lesson to the extent of  
taking fresh determination to see that Oakland's common  
interest is placed above the foolish animosities and the  
bad temper of a few individuals.

Mathematicians at the State University have figured  
that the entire student body walks over eight million miles  
a year and in the aggregate exerts on the earth a weight  
equivalent to 1171 million tons. The earth stands it  
without complaint and without being perceptibly im-  
pressed. Purely physical impressions never seem to effect  
the earth to a great extent. Intellectual energy even to a  
fractional part of the physical bulk prevalent at the Uni-  
versity would have a revolutionary effect.

Senor Francisco Caravajal, former provisional president  
of Mexico, did not do so very badly socially by marrying  
a New York manicure girl. The quality of provisional  
and temporary presidents of Mexico during the last four  
years has not been very impressive and the job is far more  
uncertain than that of manicure in a hotel barber shop.

NOTES and  
COMMENT

The scare over the proposed single  
tax amendment seemed to have no  
justification. Not enough voters felt  
that way to give it a look-in.

The passing of Danny Maher illus-  
trates that none can be so great as  
to get the overlook from the Grim  
Reaper. Danny rode three Derby  
winners.

Almost every day there is some-  
thing about a federal inquiry into food  
prices. It seems that those who keep  
putting up prices don't object to in-  
quiry. Why should they—it is about  
all there is to it.

In Oregon they carried the "bone  
dry" amendment. This will prohibit  
the importation of liquor into the state.  
"Bone dry" is an expressive term  
and promises to enter into pro-  
hibition politics.

A phase of life at Marysville is  
given by the Appeal: "When a girl  
goes down D street one high school  
boy will feel a sneeze 'whooshes.'  
Then another Smart Alex will sneeze  
in reply 'Askher.' Oh, but our boys  
are smart!"

Not heard from this distance, but  
entirely candid item from the Red-  
ding Searchlight: "Yes, Charles C.  
McGray, the old spotted goat, will  
again hold forth in the legislative  
halls. 'Mac' may not be pure, but  
he's popular—sure!"

It seems to require the Railroad  
Commission to determine what is to  
be done with five-dollar pieces  
dropped in the slot through being  
mistaken for five-cent pieces. This  
Solomonic function gets this body still  
nearer the stage of Omnipotence.

The gorgeousness of October wed-  
dings discussed by the Salsbury Index:  
"It is hard to tell which is the more  
gorgeous, the autumn foliage used  
for decorations for the October wed-  
dings, or the language of the cub  
reporters sent out to write them up."

From the Fresno Republican, some-  
what cold-blooded: "California has  
been the center of things, in nominations,  
in policies, and in dramatic politics.  
Now it has the rather unenviable  
distinction of being the pivotal state in  
the closest election. But, at least,  
California is on the political map."

The Chico Enterprise thinks it was  
due to the meagreness of printers'  
ink: "Results again demonstrate the  
link of the full-page add. Had the  
Republican national committee ex-  
pended a larger portion of its two  
and a half million dollar fund on paid  
advertising and less on postage, the  
situation would not be doubtful."

Some people are always taking the  
joy out of life, like the constable who  
discovered that the infernal machine  
placed to blow up a Hayward editor  
was loaded with soft coal. It con-  
duces to prestige to have it understood  
that one has been singled out for de-  
struction, but it is not a distinguishing  
mark to be made the object of a  
practical joke.

The Colusa Sun lightly turns to  
Thanksgiving eats and delivers a  
preachment: "The next step nationally  
is to appoint the Thanksgiving Day,  
and to feel grateful for our blessings,  
and for the prospects for the near  
future. We must forgive and forget  
all the impulses that led up to the  
disagreeable things during the great  
election, and live up to the results."

The editor of the San Bernardino  
Index is surprised: "The life of the  
ideal husband is said to be only one  
year by a woman's magazine, which we  
admit, is a little surprising to us. We  
had been led to believe from re-  
marks dropped by our wife and the  
wives of other tabooed beneficents that  
the ideal life of a husband was not  
over a month or two in duration, at  
the longest."

SPIRIT OF THE STATE PRESS

Quail shooting has not been at its  
best during the past couple of weeks  
because of the dryness of the ground.  
It will be better after a good rain,  
which will lay the dust and permit  
bird dogs to work the birds out of  
the brush to better advantage. It is  
reported that there are plenty of quail  
along the Mokelumne river, but in  
most other sections they are scarce.

Before very long you are likely to  
see an aeroplane flitting around  
through the clouds above Vallejo. It  
is now being assembled over at the  
marine barracks. That there is an ex-  
traordinary interest developing in  
aeronautics is evident, and it is hinted  
that Colonel Kalmus is showing  
much enthusiasm for the new science  
and may take a spin in the new ma-  
chine when it is ready for action. The  
plane belongs to Lieutenant McClass-  
key.—Vallejo Times.

Complaint has been made to the  
State Board of Health that tubercular  
cows are being taken from dairy  
herds and sold to butchers for beef.  
The matter has been referred to Dr.  
Charles Keane, state veterinarian, for  
investigation, as it is believed that the  
new state milk law probably is re-  
sponsible for certain dairymen rushing  
the sale of tubercular cows for  
food purposes.—Oakland Tribune.

The war is blamed by Harbor Man-  
ager Jackson Misner for the scarcity  
of lifeboats around San Francisco bay.  
Misner spent the greater part of last  
week combing the bay district for a  
lifeboat suitable for use at the new  
municipal wharf. From information  
which he gathered, all of the sailing  
ships which have been pressed  
into the Pacific and Atlantic trade  
have bought up lifeboats through fear  
of submarines.—Richmond Record.

Professional Prevarication.

Physician to wife (upon receiving  
invitation to join three fellow practitioners  
in a rubber of bridge)—Here I am, dear,  
called away again. Appears to be a dif-  
ficult case, too. There are three other  
doctors on the spot already.—Punch.

A Beggar's Bargain.

"Sir," said the beggar, "will you give  
a poor old blind man a shilling?"

"But," protested the passerby, "you  
can see out of one eye!"

"Oh, well," rejoined the beggar, "make it  
sixpence, then!"—British Weekly.

THOSE IMPROVED FRAUDS.

Apparently, in Germany one is not  
merely bothered with food cards in the  
task of obtaining necessities, but clothing  
cards are also a vexatious feature  
of a day's shopping. Miss Freda Hempel  
of the Metropolitan Opera Company, who  
has just reached New York after a visit  
to her home in the Fatherland, told an  
interviewer that her father spent a whole  
day getting various cards certified by  
various officials before he was able to go  
to a tailor's and buy a new pair of trousers.

"Food is scarce," she said, "and the  
women are thinner—much thinner—and  
have much more elegant shapes."

From which fact, we presume, they de-  
rived some consolation.—Chicago Evening

Press.

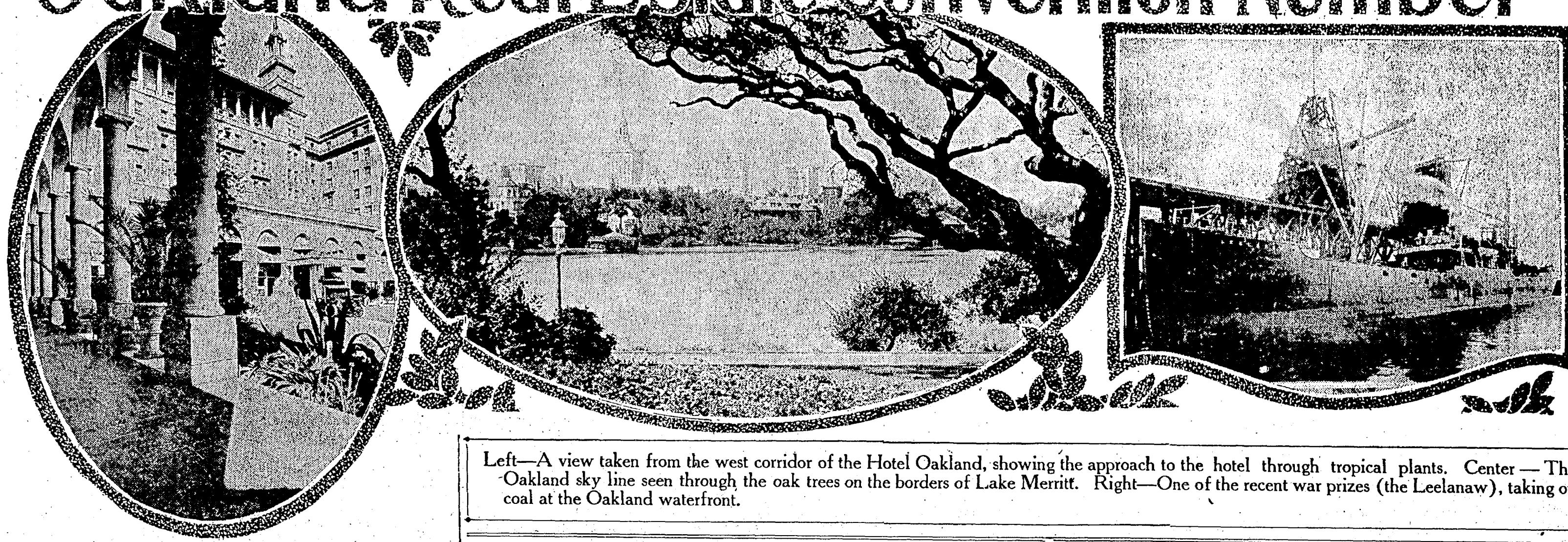
IN THE NEWS



ANOTHER WAR-STRICKEN NATION

"When the daily press of America published the brief announcement recently that a great battle had been fought in Abyssinia, twenty-five miles outside the capital, resulting in a complete victory for the new government, the average reader," says a war geography bulletin issued by the National

# Oakland Real Estate Convention Number



Left—A view taken from the west corridor of the Hotel Oakland, showing the approach to the hotel through tropical plants. Center—The Oakland sky line seen through the oak trees on the borders of Lake Merritt. Right—One of the recent war prizes (the Leelanaw), taking on coal at the Oakland waterfront.

## Local Man Gives Welcome Tells Aim of Convention

To the realty brokers of California who strive for progress and her prosperity, to her farmers and her merchants and her bankers, to her transportation men and her property owners, to country dwellers and to city dwellers, Oakland bids welcome to the twelfth annual convention of the California State Realty Federation.

The relation of the city to the country.

What the city owes to the country.

How co-operation will put 20,000,000 people in California.

These are the watchwords of this convention, the theme of all of its discussions and of its addresses, which are to be delivered by men of national prominence.

From this conference must come new thoughts and new ideals, renewed inspiration and energy for those who have vision for California's future. From it will come courage for empire building and a better interest that will make for mutual welfare and the common good.

P. W. MOREHOUSE,  
President Oakland Real Estate Board.

## Cooperation Will Be Keynote Session of State's Realty Men

Interest of the city dweller in the development of the back-country which supports his city; interest of the country dweller in the city to which his district is tributary, and a closer co-operation between the two for their mutual profit and the up-building of the commonwealth, is to be the theme of the twelfth annual convention of the California State Realty Federation.

From every city and town in California, from every port and countryside will come not only the realty dealers themselves, but their clients as well—the property owner, the farmer, the banker, the investor.

The three days' session of this convention will be held at Hotel Oakland on Thursday, Friday and Saturday, November 16, 17 and 18, and upon the program appear addresses of vital importance and deepest interest by men of national reputation.

That no city can thrive and prosper unless its back-country thrives and prospers, and that no rural district can develop commensurate with its possibilities unless its market city provides the outlet necessary, is sought, to be developed at these sessions.

Facilities of market and transportation that must be established by the cities for the up-building of their tributary back-country, will be treated at length.

Economic forces of the farming districts that make possible the great cities of our country will form the basis of another able address.

Facilities of travel between city and country, transportation by rail and by water between productive land and a market town will be the subject of other addresses.

The active participation of the bankers of both city and country in the various lines of development which is necessary to their successful issue, will be ably treated at one of the sessions; and while enjoying the empire-building work of the convention, the visitors and the local realty men will form many close business alliances which must be mutually profitable in the brilliantly promising year to come.

## Welcome to Delegates Who Will Attend the

## Twelfth Annual Convention

OF THE

# California State Realty Federation

Oakland

November 16, 17, 18

1916

## NOTED MEN WILL SPEAK PROGRAM IS ELABORATE

THURSDAY, NOVEMBER 16.

9:00 a. m.—Directors' meeting.  
10:00 a. m.—Convention opens; business session.

11:00 a. m.—Address by Dean David P. Barrows of the University of California, subject, "Forces That Create Communities."

11:30 a. m.—Address by M. H. de Young, subject, "The Relation of the Newspaper to the Realty Broker; How Co-Operation Can Put Twenty Million People in California."

12:30 p. m.—Lunch; main dining room, Hotel Oakland; address by Bernard Maycock, subject, "The Influence of High Types of Architecture on Community Building."

2:00 p. m.—Automobile tour over Highland drive and Skyline boulevard, through the foothill residence sections of Oakland and Berkeley.

8:00 p. m.—Theater party, Oakland Orpheum, with special program arranged by local committee.

FRIDAY, NOVEMBER 17.

9:00 a. m.—Convention opens; business session.

11:00 a. m.—Address by Lieutenant-Colonel Thomas H. Ross, subject, "Flood Control in the Sacramento and San Joaquin Valleys; the Importance of Opening the Sacramento River for Navigation to Red Bluff and Oroville and the San Joaquin to Fresno."

11:30 a. m.—Address by Captain Robert Dollar, subject, "Foreign Trade a Necessity to City and Country Development."

12:30 p. m.—Lunch, main dining room, Hotel Oakland; address by Colonel John P. Irish, subject, "The History of the Building of World Cities as Influenced by Water Transportation."

2:30 p. m.—Steamer excursion, tour of Oakland harbor, visiting Union Iron Works, California Cotton Mills and other industries that have added 10,000 employees to local payrolls within the past year.

8:45 p. m.—Grand ball given by Hotel Oakland in honor of visiting ladies.

SATURDAY, NOVEMBER 18.

9:00 a. m.—Convention opens; business session; selection of place

for holding; 1917 convention; election of officers.

11:00 a. m.—Address by D. W. Carmichael, subject, "State License Bill; Honesty in the Real Estate Business."

11:30 a. m.—Address by Bailey Millard, editor Orchard and Farm, subject, "Taking Care of the New Settler."

12:30 p. m.—Lunch, main dining room, Hotel Oakland; address by Dean Thomas F. Hunt of the University of California, subject, "The Relation of the City to the Country."

2:30 p. m.—Football game, University of California grounds, University of California vs. University of Washington, for 1916 coast championship; 200 seats reserved for realty delegates.

7:00 p. m.—Convention banquet in honor of the visiting delegates, celebrating Oakland's industrial achievements; five-minute home town talks.

## Mayor Welcomes State Convention Praises Movement for Common Good

To the Real Estate Brokers of California.

Marking a signal stage in the history of real estate development, the State Realty Federation will convene in Oakland, November 16, 17 and 18, to present a new feature for your consideration and benefit. With the ablest authorities to discuss and explain every phase of the relationship of our cities to the productive lands adjoining, the dependency of one upon the other, and the value and need for a co-operative effort, this convention will mark a new era in California advancement.

The City of Oakland invites you to attend this convention, which will be made as enjoyable as it is instructive. Our Highland drive, overlooking the bay cities; our auditorium on the shores of Lake Merritt, in the heart of our city, will be the center of entertainment quite to the ability of our real estate board and the city to present.

To every city and village in California, to every corner, goes out this call of Oakland to be your host. With our wonderful manufacturing and commercial growth, backed by the fertile valleys that can join with us by reason of our railroad terminals and shipping facilities, Oakland feels especially anxious to inaugurate this new movement for common good.

Join in this forward step. As mayor of the City of Oakland, I invite you. Very truly yours,

JOHN L. DAVIE,  
Mayor of the City of Oakland.

## Inspection Tour Is Planned Delegates to See Harbor

During the Friday afternoon steamer excursion through Oakland harbor, one of the important places to be visited will be the Key Route water basin on the western waterfront.

It is this part of the harbor which Frank M. Smith, one of Oakland's most prominent realty owners, proposes to lease from the city and to improve with an extensive system of docks, wharfs, industrial plants and warehouses.

The people of the city of Oakland recently voted to amend the city charter so as to permit the city to offer to the highest bidder a lease on this property for a period longer than twenty-five years is the longest term permitted by the existing terms of the charter.

Smith and his associates propose to expend not less than \$5,000,000 in the development of a gigantic industrial and terminal project, which it is said will be established along the lines similar to those of the famous Bush terminals of Brooklyn, N. Y.

The 268 acres of submerged and partly reclaimed land belonging to the city and lying immediately east of the rock wall bulkhead which crosses Key Route basin, and some 300 acres more of tide lands, privately owned, are to be reclaimed and filled by dredgings from the Key Route basin harbor.

A series of piers are to be constructed, extending from the rock wall into the basin. These are to be equipped with most modern devices for handling freight from ship to rail, and to be connected with factories and warehouses on the reclaimed land to the eastward by aerial carrier devices which will cross above an embarcadero two hundred feet wide, which is to traverse the entire line of the bulkhead.

It is understood that at the time a lease for this land is offered by the city, that others than Smith and his associates will be on hand to offer bids. In order that a lease may be drafted, which shall in all its terms be both fair to the bidder and desirable for the city, a committee of fifty representative Oakland men has been chosen to act in the capacity of the advisory board to the city officials and the representatives of the Smith interests, in working out the terms of the lease. This body represents the Citizens' Committee for outer harbor development.

# 500 REALTY OPERATORS TO GATHER

## East Bay Factories Expand Iron Works Deal Momentous

Dealers From All Parts of the State Will Hold Eighth Annual Convention Next Week at Hotel Oakland Quarters

Large Delegations Will Be in Attendance From District Cities: Head of Association Discusses Plans for Session

Five hundred realty men from various sections of the State will attend the eighth annual convention of the California Real Estate Federation to be held at Hotel Oakland next Thursday, Friday and Saturday. According to local members of the association, this number is assured, and it is believed that this session will be the most successful in point of numbers and actual work accomplished.

George J. Wroth, president of the State Realty Board and Modesto business man, was in Oakland during the past week to discuss with the organization's executive board plans for the 1916 session. While here he visited his daughter, a student at Mills College.

### LARGE DELEGATIONS.

From early indications, distant cities will send delegations to the session. Los Angeles intends sending seven, five realty men to the meeting here, and other municipalities in the south will be represented by large delegations. Interior points and valley cities have also signified their intention of having a large realty representation.

Legislation of particular interest to real estate men of the state will be through the organization of the licensing brokers bill to be introduced at the next meeting of the Legislature will be made before the final gavel is brought down by the president.

### REGULATING OPERATORS.

The bill, which is fostered by the organization, is for the purpose of regulating realty brokers, preventing through its existence sharp practices by law-dodging realty men. The bill will be in the nature of a protection for regularly licensed and approved brokers dealing in real estate.

The social side of the convention will be as varied and appealing as the business portion, according to the committee in charge of the recreation. Fred E. Reed, William J. Layman, and C. C. Juster of Berkeley compose the committee in charge of the arrangements. They have recommended, with the view of including greatly into the program, according to local members of the realty organization. Theatrical parties, smokers and extensive automobile, boat and train tours have been arranged so that visiting members may have a view of Alameda county industries as well as those on the other side of the bay.

**GUARD OFFICER DIES.**  
CARLISLE, Pa., Nov. 11.—Adjutant-General Albur F. Stur, Jr., of New Jersey, died of heart disease at the home of his brother here today. He was 45 years old.

**For \$800  
\$80 Down  
8 minutes from 14th and Broadway**

YOU can still buy a homesite 40 to 75 feet wide and 100 to 165 feet deep in

# LAKEWOOD PARK

in the Lake District.

### THINK

of buying the finest located residence property in Oakland or Piedmont at a price never offered before, and including all improvements.

**Only \$17 the Front Foot**  
15 HOUSES NOW BEING BUILT

*It is the history of all tracts that values increase rapidly when the property is sold out and improved. YOU still have an opportunity if you*

### BUY NOW

*to share in this profit.*

**LET US TAKE YOU OUT SUNDAY.**  
OUR AUTOMOBILES AT YOUR SERVICE ALL DAY.

### IMPROVED PROPERTY SNAPS

\$250 cash—\$25.50 per month—\$2750, total price—New 5-room bungalow on lot 40 by 105 feet; high ground; cement exterior; hardwood floors and latest built-in features. A snap. See Mr. Pierce.

Gerald's Special—Snap! Fruitvale section; lot 50 by 125 feet; 6 rooms; \$500 will handle, balance \$20 per month; street work done. Price, \$2000.

A view lot in Head-of-the-Lake District, 50 by 100 feet, one block near 8th street (new automobile section); large lot, 64 by 178 feet, improved, showing a 10 per cent income. Only \$18,000; terms if desired. See W. J. Fenton.

Best buy on Upper Broadway; near 8th street (new automobile section); large lot, 64 by 178 feet, improved, showing a 10 per cent income. Only \$18,000; terms if desired. See W. J. Fenton.

Want cottage or bungalow, under \$2000 in value. Have high-class, clear residence lot in good district to offer as part payment; No. 498. See J. E. Van Horn.

# MUTUAL REALTY CO.

1437 BROADWAY, OPP. 15TH STREET.

PHONE LAKESIDE 4800.

OAKLAND

CALIFORNIA

# OAKLAND TO BE FACTORY CENTER

## Advent of "Payroll Population" Brings Important Land Developments.

The increased development of the established industries in Alameda county and the acquisition of many new industrial and commercial organizations has projected Oakland into a period of healthy activity not experienced since the years 1911 and 1912," said Malden, Rittigstig & Co. One of the most immediate and valuable results of the industrial activity about Oakland is the large "pay roll" which ultimately filters into the business district of Oakland. These thousands of new employees have rented most of the available vacant houses in the industrial district and the little corner houses and buildings which have been benefited by the new arrivals in their neighborhood. The merchants in the business district can see the increase in the mechanic and working class trade and the per cent of vacant stores in districts catering to the mechanic's trade has of late noticeably decreased and many have been made firm. To all significant of this expansion of our "pay roll" population is appreciated more when one looks over the Eastern cities where the bulk of their products is turned out. The Moran Packing Company, a mover and shaker in this city and a distributing point for its packing products and has arranged for both rail and water transportation facilities to handle its products in the best possible time. Improvements and extensions to meet changing conditions have also been made at the plant of the Pacific Tank and Pipe Company, the Western Fuel Company and a score of smaller factories and manufacturing concerns.

A feature of the recent factory construction in the east bay district and one that bespeaks permanence in its manufacturing and industrial investments, is the class of buildings now being constructed to house the various concerns which have established here within the twelve-month period. The day of the cheap factory has passed, with its lack of safety devices for its employees and disregard of personal comfort. Today, the modern factory as seen in Oakland and vicinity, consists of well lighted and ventilated rooms, clean shops, adequate fire protective devices, for both life and property, with ample grounds, recreation rooms, and, in many cases, dormitory rooms, aid in securing the highest efficiency possible.

The direct result of this revision in factory conditions, for which Oakland is becoming famous over the heads of other cities on the coast, is the decrease in the number of industrial accidents, and injury cases and auto accidents. Oakland's accident reports show Oakland to be far down the scale in this regard.

The sanitary conditions of the Oakland factories, also are of a very high standard, the city health authorities declaring that conditions have bettered more than 200 per cent within the past twelve months.

Presaging the factory increase in the city has been the increase in the factory population. This has had a resultant

# RESIDENCE TRACT IS DEVELOPED

## Homes and Stores Follow the Completion of Big Auto Factory.

The Chevrolet automobile factory has begun operations in the Electric Loop tract, Oakland, and one of the city's most favored residence properties has now become a veritable beehive of building activity. Houses, flats and stores are being rushed to take care of the new payroll population locating on the property.

Hundreds of skilled workmen are now employed in the automobile factory, and many more are coming. These men receive skilled workmen's wages, and their families will spend thousands of dollars every week in the district where they live. This weekly payroll is the magnet that is drawing in investor and business men. It is to house these hundreds of families means hundreds of homes, flats and apartments must be provided.

As a consequence builders are rushing work on houses throughout the property. As a result of this activity many lots are changing hands, and those who purchased first have made from 125 per cent up to 200 per cent on their lots, and some refuse to sell at any price.

E. J. Henderson, who brought this industry to Oakland and placed it in the Electric Loop, has shown a broad minded policy in not holding the property lots for as low as \$100 and on very easy terms. And, while purchasers are making handsome profits from resales the original price list still prevails for those who purchase from the E. J. Henderson Company.

most cities are judged by their business districts.

We firmly believe Oakland, by reason of her great stretches of level land contiguous to rail and water, and abundantly supplied with cheap oil and electricity, with a climate free from mean weather, is destined to be the greatest manufacturing center on the Pacific side of North America; moreover, the industrial world seems to have grasped this fact also.

# MANY FEATURES FOR ENTERTAINMENT OF GUESTS PLANNED BY LOCAL BOARD

By Fred E. Reed.

General Chairman, Convention Committee.

By no means the lesser part of the program for the forthcoming annual convention of the realty men of California is that arranged by the Oakland Real Estate Board for the entertainment of the city's guests, the features of the afternoons and evenings of their three-day visit.

It is with the spirit of the host who is friendly to all home and entertainment thereon, with the sole thought of how best to please them while there and send them away happier for having come, that the realty men of Oakland have entered into the spirit of this gathering and are planning those features of the program other than the serious discussions and addresses of the morning sessions.

Afternoons will be given to the participants in the tour on Thursday afternoon when the guests will be taken for a ride over the Highland Drive, through the beautiful residence districts of Oakland and Piedmont, Rockridge, Claremont and Berkeley. The ride will include the famed University boulevard which traverses the crest of the Oakland, Berkeley and Piedmont hills, affording a beautiful and inspiring panorama of the east bay cities, and across the Bay of San Francisco, the great city by the Golden Gate, and the mountains beyond south from Tamalpais to Mission Peak and Mount Diablo.

### TO VISIT UNIVERSITY.

They will visit the campus of the University of California where Mayor Irving of Berkeley, an address of welcome in the Greek theater and a short musical program will be given. Oakland Technical high school, the most modern and best equipped school plant in the west, will be visited, as well as Lakeside Park, Trestle Glen and Piedmont Park. The tour will be one long to be remembered.

On the same evening, Thursday, the guests will be entertained at a theater party at the Oakland Orpheum where a special program will be given under the auspices of the Oakland Rotary Club, which has bought the entire house for the evening and has set aside the best seats for the guests of the Oakland Real Estate Board.

On Friday evening immediately following, the address of Col. John T. Bush in "Water Transportation—The Most Important Influence in the Building of World Cities," the guests will be taken by the officials of the city of Oakland on

a steamer excursion about the harbor. On this trip they will visit several of the new industries which have recently been established in Oakland and the California Hills and the Union Iron Works. Over 50,000 people have been added to Oakland's population within the last few years as a direct result of these industries. The destiny of Oakland as a city of commerce and trade will be clearly shown during this excursion and it is the sincere hope of the realty brothers of California may take part in it and realize the wonderful service that Oakland is to render the interior districts of the state in years to come.

Friday evening the grand ball will be given by the Hotel Oakland in its beautiful ivory and gold ballroom in honor of the visiting ladies. The list of prominent guests includes many prominent Oakland ladies whose names insure the success of the ball.

Saturday evening the grand ball will be given by the Hotel Idora in its beautiful and brilliant affair. Delegates are expected to appear in evening dress and it is hoped that all delegates will bring with them their wives to enjoy these social features with them.

### SEATS FOR GAME.

For those who wish to witness the big football game of Saturday afternoon, between the University of Washington and the University of California, to be played at Berkeley, 200 of the best seats in the stadium have been secured by the Oakland Real Estate Board. Special parties of those who do not witness the game will be arranged for visits to Idora park, to the top of the city hall, to the wonderful collection of paintings at Piedmont park, art gallery owned by F. J. Havens, one of Oakland's prominent real estate owners, and to other points of interest.

The evening of this, the last day of the convention, is to be given over to the annual banquet. The general topic of this affair is to be "Our Visitors; the Empire Building Service Our City Is to Render Them in the Years to Come." It is not to be an evening given to heavy discussion, but an evening expected to be a new record for post-prandial festivity in Oakland. A feature of the evening will be the five-minute home-town talk wherein each speaker will boast and boast of his city in competition for the silver cup presented two years ago by Oakland on

The twelfth annual convention is not going to be a convention planned by a few individuals. Our entire city, with every broker in it, stands committed to furnish the hospitality due worthy guests. We plan it to be a time never to be forgotten by those who attend.

# WELCOME!

## California Real Estate Agents

### EXCHANGES

\$275,000—Business block, leased pays 5 per cent net; mortgage \$120,000 for five years; wants stock ranch or high-class San Francisco business property and pay cash difference.

\$300,000—Finest millionaire gentleman's stock and dairy ranch in California for Oakland or San Francisco business income property; elderly owner retiring. See this for your son or country home producing ranch.

\$200,000—Fine central brick block, A-1 location; bank mortgage \$90,000 for country land will assume.

\$200,000—Brick business block in heavy traffic center. Under lease. Will take alfalfa or dairy ranch in Stanislaus or San Joaquin counties.

\$165,000—Mortgage \$72,500 for five years; business block leased for ten years at 6 per cent net; some cash and country land.

\$110,000—High-class central business lot suitable for office building; mortgage \$4,000; for clear land or town property.

\$125,000—Fine downtown business corner; 100 feet frontage; clear. Take San Francisco income and assume.

\$100,000—Apartment house furnished; bank mortgage \$30,000; second mortgage \$12,500 due; owner trade for clear land.

\$90,000—San Pablo avenue business block; mortgage \$16,000; trade for land and assume.

\$60,000—Fine sixty-room apartment house, in business district; clear; shows income of \$4200 per annum. Take good ranch in Monterey or Santa Clara counties.

\$60,000—Mortgage \$25,000, business and apartment house corner, 100x130; close in; trade equity for town or country, clear.

\$65,000—100-foot corner on prominent street; close in; improvements pay \$2600 per year. No mortgage. Take good alfalfa land or stock ranch; near Los Banos.

\$60,000—Broadway, partially improved, growing location; mortgage \$32,000; for clear city or country land.

\$47,500—Semi-business corner 100x100; fine future; \$15,000 mortgage. Take good ranch in Yuba county equal value.

\$47,500—Fine clean cut brick front apartment house in the choice downtown district; income \$450 per month; \$16,000 mortgage; take some cash, balance good clear lot in Oakland, San Francisco or Sacramento.

\$30,000—Mortgage \$11,500; block of ten flats; rents \$165 month, for clear country or country town property.

\$10,000—Merced county, highly improved; bank mortgage \$14,000; wants Oakland home of same value.

\$35,000—Downtown apartment house on Main street; \$13,500 mortgage at 6 per cent; income \$365 month. Take farm around Chico or Marysville.

\$25,000—Cost \$2,000; elegant 12-room Piedmont home; mortgage \$12,500; take clear residence in any good California city.

\$30,000—Choice inside corner; 130 feet frontage. In Lakeside district; partially improved; \$3000 bank loan; take Los Angeles income.

\$32,000—160 acres rice land, all under cultivation; Butte county; clear; exchange for income or semi-business property around bay cities.

\$50,000—Business corner on two close-in prominent streets; 175 feet of plate-glass front; income \$2700 per annum; take ranch in Sonoma or Santa Cruz counties up to \$15,000.

\$22,500—Choice apartment flats near Lake Merritt; fully rented; income \$225 month; \$13,000 loan; take clear place in Fresno and some cash.

\$25,000—Fine future corner, over 100 feet frontage; clear; take alfalfa ranch in San Joaquin county; must be good, as this is a cracker-jack corner.

\$16,000—Six attractive, up-to-date apartment flats; income \$165 month; easy walk to business center; \$7000 mortgage; take clear income in Richmond or Vallejo.

\$21,000—50 feet on main cross-town street; 3 buildings; clear; want home up to \$3000 in Warner climate.

\$16,000—Business lot near City Hall; improvements carry property; \$10,000 mortgage; want cottage near Carmel.

\$10,000—Berkeley business lot, ready for stores; mortgage \$5000; owner will trade for clear cottage in any good California city; offer wanted.

\$7500—Mortgage \$3,500; modern home, 8 rooms, lot 70x150, for clear home in Napa or Santa Rosa.

If you have out-of-town property and want to move to Oakland, see us. We can find a trade for you.

EXCHANGES EFFECTED THROUGHOUT THE STATE.

# INNANCE REAL ESTATE CO. INC.

143

# REALTY MEN READY FOR CONVENTION

Session Next Week to Be the Most Constructive One Ever Held by Organization; Many Speakers of Note to Be Heard

Meetings Open Thursday and Continue Until End of Week; Development of California Will Be Theme of Addresses

All is in readiness for the big convention of the California State Realty Federation to be held in Oakland Thursday, Friday and Saturday of next week.

It will be the most constructive convention of its kind ever held in the state.

Topics of general interest, vital to the development of California, will be discussed by speakers of note. Among these speakers will be Dean David P. Barrows of the University of California, Lieutenant Colonel Thomas H. Rees of the United States army board of engineers, who has charge of all harbor and waterways development in California in behalf of the government; Captain Robert Dollar, an authority on foreign trade; Colonel John P. Irish, Bailey Millard, editor of *Orchard and Farm*; M. H. De Young, publisher and editor of the *San Francisco Chronicle*; Dean Thomas Forsythe Hunt, head of the department of agriculture in the University of California; D. W. Carmichael, leading real estate man in Sacramento, and Bernard Maybeck, whose design of the Fine Arts Palace at the exposition brought him worldwide fame.

These men will present such topics as "Forces That Create Communities," "The Relation of the Newsman to the Real Estate Broker; How Co-operation Can Put 20,000,000 People in California," "The Influence of High Types of Architecture on Community Building," "Flood Control in the Sacramento and San Joaquin Valleys, With the Importance of Opening the Sacramento River for Navigation to Red Bluff, Marysville and the San Joaquin River to Fresno."

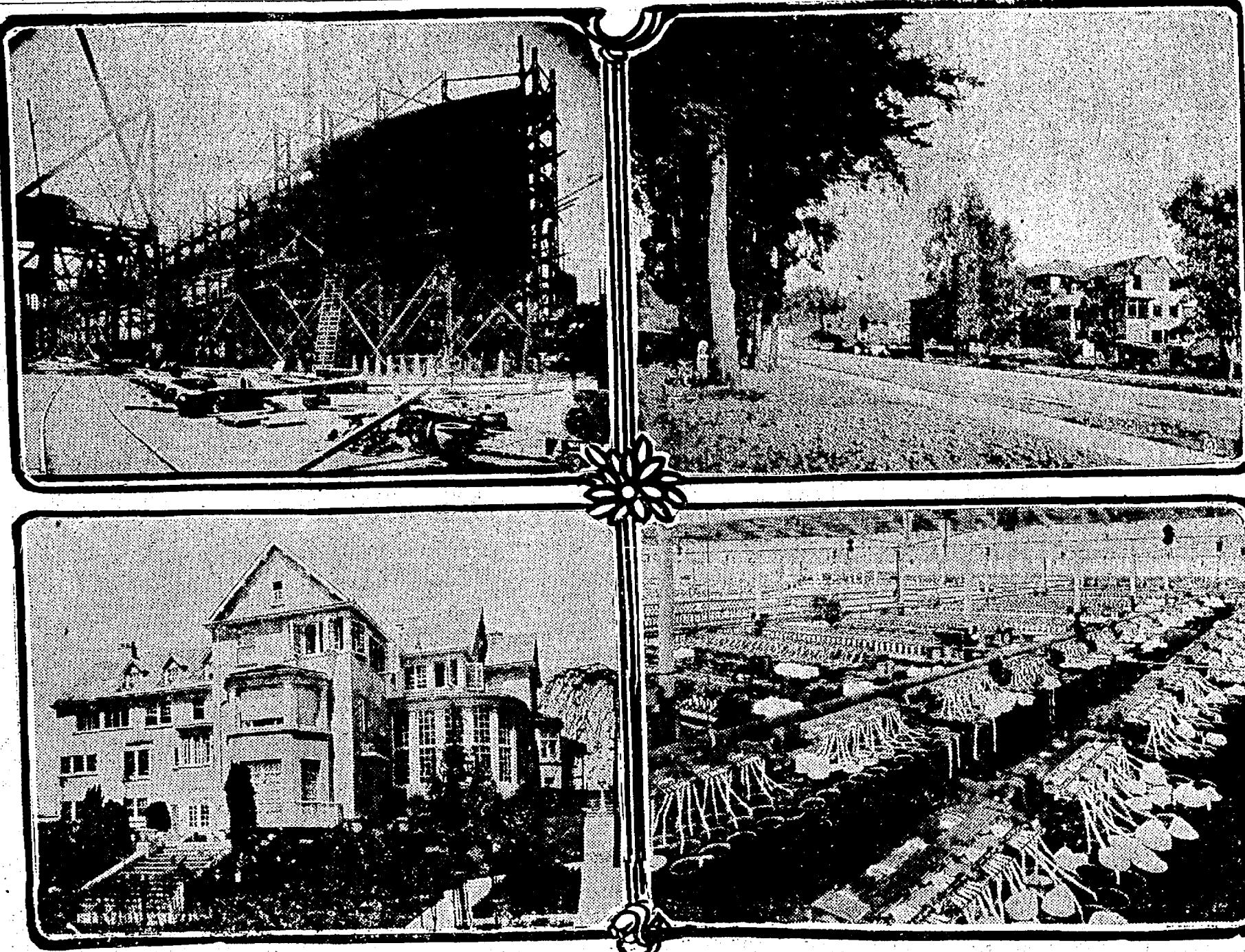
Other speakers will deal with the problems of taking care of new settlers, and of the relation of the city to the country.

The convention opens Thursday morning, November 16, with a director's meeting at 9 o'clock, followed by the opening business session at 10 o'clock. Dean Barrows and M. H. De Young will speak on opening day. In the afternoon, Bernard Maybeck will be the principal speaker, followed by an automobile tour over the Highland Drive and Skyline Boulevard, and through the foothill residence section of Oakland and Berkeley. A theater party at the Oakland Orpheum will close the first day's session.

Lieutenant Colonel Rees and Captain Robert Dollar will speak Friday morning, November 17, to be followed in the afternoon by an address by Colonel Irish; a tour of Oakland harbor, including a visit to the port of the Western California Cotton Mills and other industries that have added 10,000 employees to the Oakland payrolls within the past year; is scheduled. A grand ball in the Hotel Oakland, in honor of the visiting ladies, will close the second day's session.

Saturday, November 18, the closing day, will be given over to the election of officers, to the selection of the place for the 1917 convention, and to addresses by D. W. Carmichael, Bailey Millard and Dean Thomas F. Hunt of the University of

Views in the residence and factory district. Upper right—In Lakewood Park, the new residence section. Lower right—Interior California Cotton Mills. Upper left—View in Moore & Scott Iron Works. Lower left—A just completed residence in the beautiful lake district.



California. Saturday evening a great banquet will be served at the Hotel Oakland, celebrating Oakland's industrial achievements. Five-minute talks will be made by prominent Oakland speakers.

The big theme of the convention will be the relation of the city to the country; what the city owes to the country, and how co-operation will put 20,000,000 people in California.

From this conference must come new thoughts and new ideas. From this convention will come new business, new inspiration toward the upbuilding of California.

The local Realty Board in arranging the program, he will try to give a broader view than that of previous conventions.

The members believe that only by consolidating the thought of progressive and country business men, will this state develop rightly.

The following committees have handled the arrangements for the convention in Oakland:

General Committee on Convention—Fred E. Reed, chairman; C. C. Juster, William J. Laymance.

Finance Committee—William J. Laymance, chairman; Frank J. Woodward, Wickham Havens, Arthur H. Breed, F. Briscoe Mulden, Fred E. Reed.

Reception Committee—Frank K. Mott, chairman; P. W. Morehouse, George W. Austin, Fred T. Wood, George A. Lewis, F. F. Porter, Willard W. White, S. H. Masters, E. J. Henderson, C. B. Strong, M. T. Minney, E. N. Tapscott, R. N. Elder.

Automobile Committee—Fred T. Wood, chairman; George H. Mason, C. C. Bowles, Arthur H. Mitchell, W. J. White, Fred C. Becker, S. H. Masters, J. Carl Stuehler, J. M. Salinger, Dennis Seavers.

Harbor Excursion Committee—James J. McElroy, chairman; William J. Laymance, Fred W. Le Ballister, Robert A. Jackson, H. J. Bartlett, A. S. Day.

Grand Ball Committee—Harry A. Lafleur, W. L. Lainert, Stuart C. Hayley, Frank C. Metson, Glen C. Barnhart, A. J. Giedermann.

Banquet Committee—E. B. Bull, chairman; Owen E. Hote, R. W. Kittleman, Louis F. Gear, D. H. McLaughlin, J. A. Pizzatti.

Publicity Committee—Glen C. Barnhart, chairman; H. A. Lafleur, Eugene C. Bowles, Burdett S. Sanders, R. Porter Giles.

Booster Committee—George J. Lawson, chairman, and all other real estate brokers.

Local Attendance—East of Lake Merritt, L. M. Magoun, chairman; west of Lake Merritt, W. W. White, chairman.

Committee on Registration of Delegates—A. R. Mitchell, chairman; George J. Lawson, John Rickabough, Phil Rosenkeln, Ward S. Jackson.

Queens county.

Henry M. Olson, a real estate dealer, believes his daughter's story firmly and is indignant at the sceptical attitude of the police. Rose is 17. The family lives in Carlington avenue, near Southern Boulevard, Queens county.

## Exceptional Buy—A Snap

### BEAUTIFUL LOT

Fronting on Lake Merritt  
100-Ft. Frontage with Extreme  
Depth of 275 Feet.

### A Remarkable Buy—

Will continue to increase in value  
because of scarcity of Lake frontage

SEE US AT ONCE

**Maiden, Rittigstein & Co.**

1310 Broadway

Lakeside 4300

### Who's Who in the Title Business

## Alameda County Title Company

The oldest, best equipped and most reliable title company in the County of Alameda.

IN BUSINESS CONTINUOUSLY SINCE 1861

**\$680,000 back of every certificate we issue**

**ESCROW WORK A SPECIALTY**

The representative of one of the largest Title Insurance Companies in the State.



## Social Standing in Oakland Homes

There are social types in homes as in people.

The best social neighborhood in Oakland is merely the place where the best homes continuously attract to themselves others of like kind. Isn't it so?

Bellevue, Vernon, Perry  
Euclid, Chetwood, Lee—

Do not instantly these street names suggest to you social types of homes and people the very highest in Oakland? Indeed they do!

And the home shown above. Isn't it one of the most beautiful of all the properties that have made Vernon Heights and that portion of Adams Point near it the "Place Proper" of our city?

Isn't it a beautiful and proud home placed right where you would want it?

The garden—100 feet of land, with loads of sun, air, light, trees, rosebushes and ornamental blooms, with shrubbery and fruit blossoms to cut the cost of doctor's bills. With these and all its many other advantages—it's a home—a big, powerful health-giving, health-keeping home.

Just the kind you want to be yours—all yours, isn't it?

And Price—

A loving father has sent for his wife and family to come to him in New York. They've gone, house or no house. The home must be sold.

It's priced accordingly.

The Number is 372 Bellevue Avenue

Drive past this afternoon before dinner. Then learn further particulars by calling later at our office.

It's a wonderful bargain.

**Fred E. Reed Co. Inc.**  
802 SYNDICATE BUILDING  
TELEPHONE LAKESIDE 706

## Oakland Needs More Tourists

### Many Points of Interest Near

The tourist is the greatest commercial factor in the upbuilding of any community.

The importance of populating the "back country" with new and vigorous people is necessary if the bay cities are to advance in proportion to their industrial growth.

We have only to look to the Southland to see the effect of the influx of the tourist.

Oakland, San Francisco, Berkeley, Alameda, Richmond are vitally interested in the tourist problem.

It is only by developing our scenic attractions, in directing attention to our fertile interior valleys, in placing before the tourist our great natural resources that Central California can grow as it should.

We have the climate, the soil, the harbor, the natural resources. Now we must get the people.

These were a few of the vibrant paragraphs from an interview with E. H. Bush, chairman of the Progress and Propriety Committee, associated with the P. N. Burress Company, who has given considerable thought to the tourist problem, as it affects Oakland's destiny.

Continuing Mr. Bush said today:

"The tourist is the embryo settler. He is the forerunner of prosperity. Through his eyes is selected the chains which he travels. Through him this great country of ours has spread across to continent, north and south, east and west. It is the tourist who will make Central California. It is the tourist who has directed the attention of the world to Southern California. Oakland, by reason of her central location in Central California, must command the eyes of the tourist.

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## One of Oakland's Chief Assets Progressive 'Chamber of Commerce'

The work of the Oakland Chamber of Commerce in exploiting advantages of the east bay section is being shown in the acquisition of a large number of new industries within the past year than can be shown for any previous period of ten years, according to Joseph E. Caline, managing director of the east bay organization.

A statement recently issued by the Oakland Bank of Savings quoted government census figures to show that during the five years from 1909 to 1914 the average increase in wage earners in Oakland was 13, but during 1915 and 1916 the increase will be from fifty to sixty times as many.

The factories already completed and those in course of construction will employ at least 9,000 additional men; an increase of more than one hundred per cent in the total wage earning population of Oakland.

Dr. Walter Hagemann, the noted city planning authority states that an industrial payroll of nine thousand indicates an addition to the population of from 45,000 to 90,000 according to whether the workers are well or poorly paid, whether the nature of the industry invites a permanent rather than a floating population.

The majority of the new industries established in Oakland will employ skilled workmen, as very conservative estimates give us an increase of at least 50,000 in population as the direct result of this development.

WORKING MEMBERSHIP.

An interesting feature of the operation of the Oakland Chamber of Commerce is found in the fact that a very large proportion of the membership takes an active part in the work of the organization and through it in the affairs of the whole community.

Some forty committees are kept busy working upon the different questions that come up in the development of the city and the fostering of its growth. The Chamber of Commerce has cooperated with the City Commissioners in working out plans for putting to profitable use the waterfront lands owned by the municipality. When the Albers Brothers applied for a lease upon a part of the western waterfront the Harbor Development Committee of the Chamber of Commerce took the matter up and worked out the details of the lease. As a result the contract fully protects the interests of the city and at the same time is satisfactory to the lessee. The

### CO-OPERATION WILL BE KEYNOTE OF SESSION OF STATE'S REALTY MEN

Interest of the city dweller in the development of the back-country which supports his city; interest of the country dweller in the city to which his dwelling is tributary; and a closer co-operation between the two for their mutual profit and the up-building of the commonwealth is to be the theme of the twelfth annual convention of the California State

Real Estate Association.

From every city and town in California, from every port and every countryside will come not only the realty dealers themselves, but their clients as well—the property owner, the farmer, the banker, the investor.

During the three days' session of this convention will be held at Hotel Oakland on Thursday, Friday and Saturday, November 16, 17 and 18, and upon the program appear addresses of vital importance and deepest interest by men of national reputation.

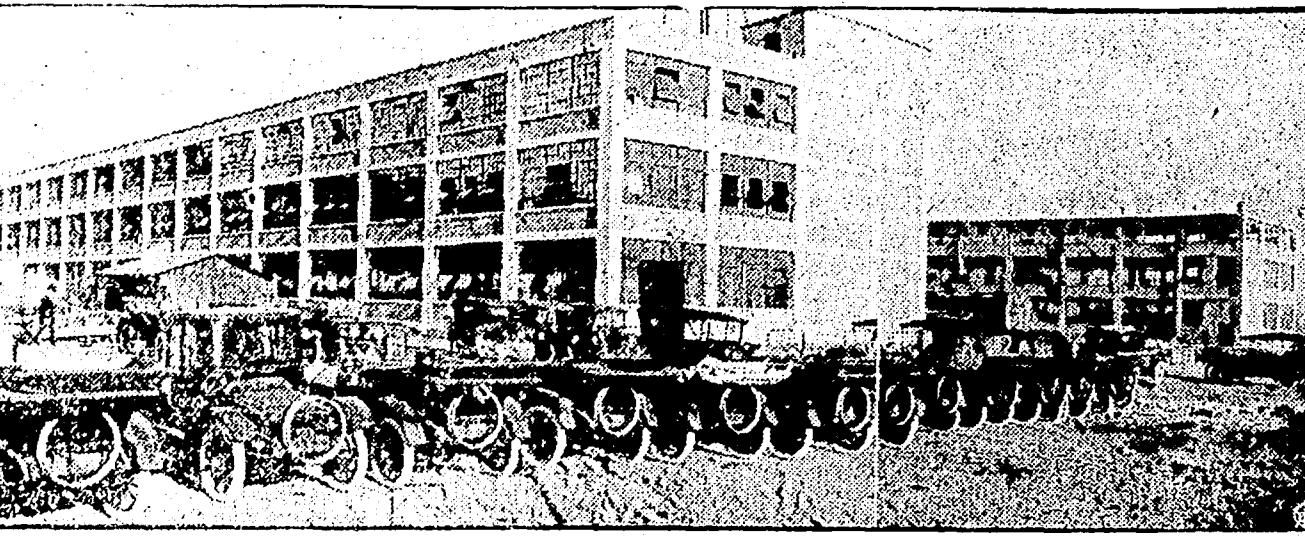
That no city can thrive and prosper unless its back-country thrives and prospers, that no rural district can develop and prosper with its possibilities unless its market city provides the outlet necessary, is thought to be developed at these sessions.

Facilities of market and transportation that must be established by the cities for the up-building of their tributary back-country, will be treated at length.

Economic forces of the farming districts that make possible the great cities of our country will form the basis of another able address.

Facilities of travel between city and country, transportation by rail and by water between productive land and a market town will be the subject of other addresses.

Rear view of the Chevrolet Automobile Plant showing Newly made automobiles ready for trial trips on Boulevard.



## REALTY RECORD BROKEN IN TRACT

Campaign to Be Described by  
Advertising Men at Big  
Convention.

By FRED T. WOOD

Mutual Realty Company.

When Lakewood Park, the new tract in the lake district, was placed on the market the middle of last August by the Mutual Realty Company, the prediction was generally made that the campaign would be a failure and that this firm's efforts would not meet with the success that there was no market and that the conditions were not right to sell the very best of property at the lowest prices.

One big realty operator made the assertion that not three lots would be sold in the entire tract.

But the results have shown that they were wrong and we were right. Below is an advertising campaign of only four days.

\$42,000 worth of property was sold in Lakewood Park on the opening day. These figures climbed steadily and are still climbing and now we have sold more than \$100,000 worth of property and only twenty-seven out of 176 lots are left.

With the fact of the prophecies freely and generally made that the property could not be sold.

Not only did the firm far exceed the expectations of everybody else, but set a new record in reality circles. Never before in the entire history of Oakland or Piedmont was such a large amount of property aggregated such a sales total.

They used the newspapers only, the only other expense being for a twelve-page folder. This advertising, which was designed and written by Hunt & Schmidt, emphasized particularly the prices, the size of lots, location and transportation.

Filled by dredging from the Key Route basin harbor.

A series of piers are to be constructed, extending from the rock wall into the basin. These are to be equipped with steel mooring davits for holding freight from ship to rail, and to be connected with factories and warehouses on the reclaimed land to the eastward by aerial carier devices which will cross above an embankment two hundred feet wide, which is to traverse the entire line of the bulkhead.

It is understood that at the time a lease for this land is offered by the city, that others than Smith and his associates, will be on hand to offer bids. In order that a lease may be drafted, which shall in all its terms be both fair to the bidder and desirable for the city, a committee of fifty representative Oakland men has been chosen to act in the capacity of the advisory board to the city officials and the representatives of the Smith interests, in working out the terms of the lease.

This body represents the Citizens' Committee for outer harbor development.

and was illustrated with photographs, no idealized designs by artists telling the story of what we had to sell nearly so well as actual views of the tract.

Lakewood Park years ago was a portion of Piedmont Park and later was used for many years, because of its freedom from fogs and winds and because of its location in the warm belt, as a nursery by Frank Havens. It is surrounded by Piedmont Park, Wildwood Avenue, Lakeshore Avenue, and Major Avenue, all in Oakland and adjacent. Major Avenue are Piedmont Heights and Piedmont Knoll. The Lakeshore (Alameda) car line gives an eight-minute service and the new Key Route line, completed with

## Large Wedding Ring Cause of Divorce

SPOKANE, Nov. 11.—Verna Winnifred Boyer was granted a divorce from Noel Boyer by Judge Webster yesterday after she had introduced a complaint in which she declared her husband insisted she was trying to attract other men when she took off her wedding ring, which was too large.

the exception of the crossing pieces, will run within a few hundred feet of the property with a 5-cent commutation rate to San Francisco.

## City for Country

An Owner  
Wants to Trade

A client who owns one of the finest apartment sites in our Lakeside District asks for an exchange for good A-1 alfalfa land; value \$32,500 cash. Will assume up to \$10,000 on property of approximately like value.

Come to the Convention, Mr. Country Land Dealer, prepared to match this.

Fred E. Reed Co. Inc.  
802 Syndicate Bldg. Phone Lakeside 706.  
OAKLAND

## Richmond Junction

"The Center of Richmond's Growth and Development"

Located at the junction of Macdonald Avenue, Cutting Boulevard and San Pablo Avenue.

A splendid buy for business or residence purposes.

Ten per cent down and as little as \$5 a month.

Sold under the Tapscott Coupon Plan.

**Positively no interest on  
deferred payments—All improvements  
absolutely free.**

A small investment now means much to you a few years hence.

**E. N. TAPSCOTT, Owner**

Entire First Floor, Federal Realty Building, Sixteenth Street, Telegraph Avenue and Broadway, Oakland, California. Telephone Oakland 530.

## R. N. BURGESS COMPANY

Oakland's Industrial Site Specialists

OUR SERVICE COVERS THESE VITAL ESSENTIALS SO NECESSARY TO THE FIRM SEEKING A FACTORY SITE

Contour drawings of sites. Spur track information. An analysis of engineering problems.

Estimates on building construction. Fire insurance rates.

Character of foundations. Gas, electricity and power rates.

Water depths. Direct, exact, explicit information.

WE CONTROL THE BEST AND MOST DESIRABLE WATERFRONT PROPERTIES AND INDUSTRIAL SITES WITH OR WITHOUT RAIL

State the character of your business and the amount of ground and building space you require.

**R. N. BURGESS COMPANY**

CHARLES M. WOOD, MANAGER.  
15th and Broadway Tel. Lakeside 356 OAKLAND

**Oakland's leading banks extend greetings to those who will visit Oakland to attend the sessions of the California Real Estate Federation.**

## State Savings Bank

Loans Made Only on Real Estate  
Nw. Cor. 13th and Franklin Sts.

## Security Bank 11th and Broadway

SAVINGS AND COMMERCIAL CAPITAL AND SURPLUS \$487,000.00

NOTE THE GROWTH OF THIS BANK

ASSETS, MAY 1, 1915 \$1,982,223.73

ASSETS, JULY 31, 1916 \$2,113,545.26

ASSETS, DECEMBER 1, 1915 \$2,248,824.50

ASSETS, JANUARY 1, 1916 \$2,306,841.26

ASSETS, MARCH 1, 1916 \$2,405,756.65

ASSETS, MAY 1, 1916 \$2,511,625.14

ASSETS, AUG. 17, 1916 \$2,600,081.69

Oakland's fastest-growing bank. Security first. Always glad to see you.

## The First National Bank of Oakland

(Established 1875)

### 14th St., San Pablo Ave. and Broadway

Invites checking accounts and extends the most liberal treatment consistent with conservative banking.

## First Savings Bank of Oakland

(Affiliated with The First National Bank)

### 16th St. and San Pablo Ave.

Branches—Seventh and Henry Streets, West Oakland. 2033 Shattuck Avenue, Berkeley.

Receives savings accounts and pays 4% interest.

An Invitation to

## Real Estate Delegates

Closely linked with the industrial development of any city are its financial institutions.

The Central National Bank and the Central Savings Bank (Affiliated Institutions) follow a policy that is ever progressive. So far as is consistent with good banking practice, these banks are aiding in the unprecedented growth of Oakland and surrounding communities.

An invitation is extended to all visiting Real Estate Convention delegates to visit these banks and to personally meet the officers.

## Central National Bank

14th & Broadway  
Oakland

## A 5-Year Guarantee Goes with This House

Confidence that every detail of construction and workmanship is the best that skill can accomplish enables the builder of this beautiful Oakland bungalow to give a five-year guarantee covering cement interior, roof, workmanship and material. Here is an unusual opportunity for someone. This artistic bungalow has six rooms, bath, shower, sleeping porch and sun porch. The exposure is to the southeast and all the main rooms are flooded with sunlight. The location is two blocks from carline, 13 minutes from Oakland City Hall, surrounded by modern homes, in fine restricted hillside district. Southern gum finish. Hardwood floors in every room.

Just complete this week. Never shown before. The unusual guarantee feature makes this place a most attractive buy. It is practically certain to be sold within the next few days. NO DESCRIPTION CAN EQUAL THE IMPRESSION OF CHARM CONVEYED BY ACTUAL INSPECTION.

We will gladly place an automobile at your disposal. No obligation. Office open Sunday.

**WICKHAM HAVENS INC.**  
1308 BROADWAY

## THE OAKLAND BANK OF SAVINGS

The Oldest and Largest Bank in Alameda County

RESOURCES OVER  
\$31,000,000.00

COMMERCIAL SAVINGS TRUST

Cor. Twelfth and Broadway  
Oakland

OAKLAND BRANCH  
1228 Seventh Street  
Shattuck Ave. and Center St.

BERKELEY BRANCH

# Santa Clara Youth and Aggressiveness And the Teaching of Charlie Austin

## OLD MAN RUGBY HOPS INTO LIMELIGHT SUDDENLY

### Santa Clara and Stanford Take the Field in Big Battle for Western Title

After sliding along with scant attention for the entire season, old man Rugby hopped into the limelight today as the chief attraction in the day's football battles. While the games in American football are all of interest, they are not in any way of importance to the champion, while upon the game being played this afternoon between the fifteen of Stanford and Santa Clara Universities hinges that rugby intercollegiate championship of the west.

Then the two colleges have learned the secret of the rapid growth despite the defection of other institutions, and with several athletic clubs, have managed to keep up a busy season. The final game today, when the big game decides the title, will be a mooted question.

Early in the season they look for a while away, but the Santa Clarans have developed a most formidable team and pitted against the full Stanford, carried the day. The loss of Danny Carroll, by far the cleverest player on the Stanford fifteen, is a most serious blow, for with Carroll situated on the line, the Santa Clarans appear to have a slight edge.

Although admitting that they have a crippled team, the Santa Clarans have a wonderfully consistent game, the Stanford students will not admit possible defeat. They expect the "Stanford spirit" to carry them to victory.

Goals: Fifteen on the rival fifteenes, with the officials that will act on the rugby turf, are as follows:

Position: Santa Clara.

Wing: F. R. Howell, Curtin Sample, J. Muller.

Middle: L. Don M. R. W. Muldon, Hickey Braden, Coshell, Pettigill, Winston, W. F. Winston, Wilkins, H. B. Diaz, Wark, F. P. Le Beau, V. L. Fitzpatrick, Lachmund, W. J. Milburn, Ferolouze, P. B. Benson, referee: Amos Elliott, former U. C. rugby star.

Timers: Davis Brown, Stanford; Roy Bronson, Santa Clara.

### BERKELEY AND PALO ALTO BATTLE AGAIN

#### Old-time Rival High Schools to Match Wares Again in Semi-final Title.

Club Ruggers Stage Annual Struggle Tomorrow.

Rugby football teams of the Olympic and the Argonauts Club will play their annual championship game tomorrow at Ewing field.

The game will start at 2:30 o'clock and will be preceded by a soccer football contest between the Olympic Club and the Argonauts.

Washington Facing Oregon Aggies

WAFFLE, Wash., Nov. 11.—The University of Washington and Oregon Agricultural College football teams will meet here today in the first big game of the season played on the Washington field.

Because of the Oregon Aggies' record of six wins, backed by the freshmen rule, followers of the game anticipated a Washington victory, although Coach Glumore, Dobie, will be on the field.

On the other side, Captain Leo Smith, right guard, and George Smith, end, out of the line-up because of injuries. The line-up: L. E. Grimm, L. T. Morrison, R. G. Wick, C. C. Calkins, R. G. Mayfield, R. T. Abel, R. E. Murphy, Q. Noble, L. H. Johnson, R. H. Hainsworth, Oregon Agricultural College—Hubbard, L. B. McNeil, L. T. Williams, R. G. Selsby, C. Wilson, R. G. Brooke, R. G. Bissell (captain), R. H. Morgan, Q. Low, L. H. Whits R. H. Newman, Q. Low.

Princeton-Harvard Head Day's Bill

NEW YORK, Nov. 11.—Of the clashes on college gridirons in the last two days, the most interesting was the meeting of Princeton and Harvard at Cambridge, Yale and Brown at New Haven, Cornell and Michigan at Ithaca, and Pennsylvania and Princeton at Philadelphia.

The contest between Princeton and Harvard is likely to have an important bearing on the determination of eastern championship honors.

The meeting Cornell and Michigan is the only intersectional game on today's list. The Ann Arbor team is determined to demonstrate that it is not inferior to Princeton. Cornell has not gained a win and that its team ranks with the best of eastern elevens.

Montanans to Tackle Gonzaga U.

SPOKANE, Wash., Nov. 11.—With two pounds difference in the total weight of the two teams, the Montanans will meet Montana State College here this afternoon. The two-pound advantage is on the side of the visitors.

Coach Bennett teaches his Montanans to play the game with Gonzaga faces the possibility of being without the services of Captain Nowlin and Hatch, its star tackle.

Gibbons Defeats Dillon Cleanly

CHICAGO, Nov. 11.—Mike Gibbons outboxed and outfought Jack Dillon here in nine out of ten rounds last night and re-established his reputation as the best in the country at his weight and inches. It was a hard-fought battle, with the final minute of the tenth round and the strong finish, leaving the doubt as to what would happen in 20 rounds.

Tijuana Barrier to Go Up Today

SAN DIEGO, Nov. 11.—They'll be off to the coast today. The winter meeting on the Lower California course starts this afternoon and will continue for one hundred days. High class jockeys and horses, plus the most important saddle for the West, since the Emoryville track shut down in 1911.

DIAMOND DUST

Harry Wolverton is expected within two weeks to announce the names of a new firstbaseman, a new catcher, a new outfielder, and a new third baseman. Wolverton will retain Bill Speas in his utility capacity.

Walter Maitz thinks that Tom Fitzsimmons, the local boxer, has a swell chance to horn into a regular job with Brooklyn next spring.

In addition to declaring a 6 per cent dividend on its stock, the club has paid the second installment of \$1000 on its baseball plant. The club winds up the season clear of debt and with a tidy sum ready to purchase players.

There does not seem to be any mad scramble after the Vernon ball club. Tom Dormody has a fat option on all his hands and he apparently can't find any place to put it down.

Pacific Coast representatives at the National League meeting of the National Association will staunchly support any measure that bespeaks the entire reorganization of the National Commission: weight for the national champion, and will oppose the demands of Fultz of the Players' Fraternity seeking for further rights and privileges for the individual players.

REFEREE SAVES BYRNE

CLEVELAND, Nov. 11.—Johnny Byrne, the boxer, who was only represented in the ring by his manager, and will oppose the demands of Fultz of the Players' Fraternity seeking for further rights and privileges for the individual players.

In addition to declaring a 6 per cent dividend on its stock, the club has paid the second installment of \$1000 on its baseball plant. The club winds up the season clear of debt and with a tidy sum ready to purchase players.

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BOXING NOTES

Fred Fulton is most likely to clash with Charlie McCarthy on Thanksgiving Eve. Fred will have to win by some margin in order to get that chance at Jess Willard for the big crown.

Fulton determined to secure entrance to the "House of the Immunes," turned and slowly retraced his way to Broadway, striving to figure out some method by which he could gain admission without arousing suspicion. He was approaching the corner when he saw two men standing close against a building, partly in the shadow, talking earnestly.

He had about reached his fighting end

anyway, as a dangerous opponent in his class.

A wealthy Australian sporting friend of Jimmy Clabby's has offered to put up \$5000 on Clabby against any man in the world at 340 pounds. Jimmy must be losing weight, according to this offer.

Benny Leonard thinks his lightweight champion, when he does get into the ring, will keep the crown in the family. But first win it, Benny, or Charlie.

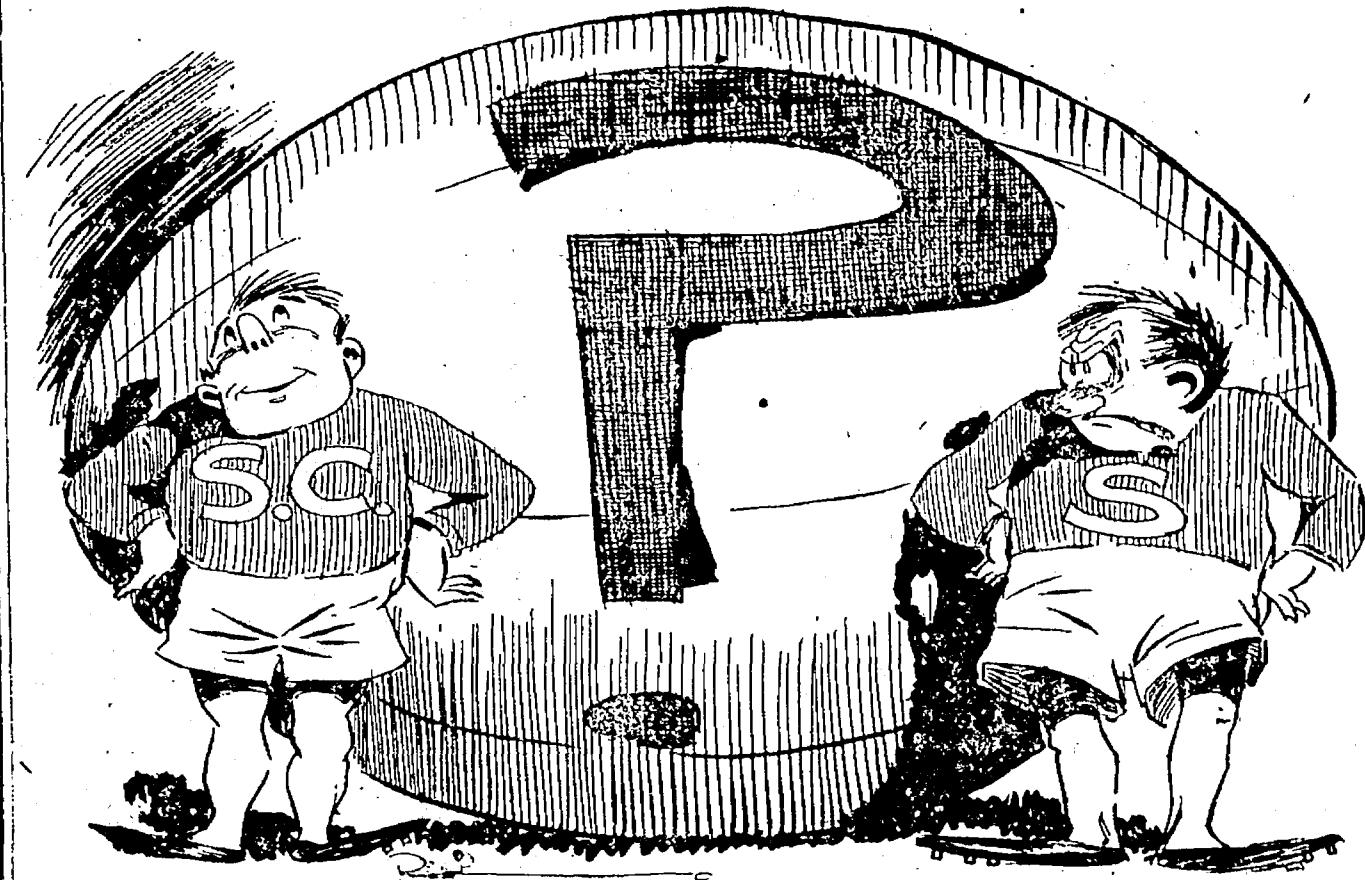
Only for the European war we might have Georges Carpenter, Les Darcy and Jimmy Wilde, three worldbeaters, here now, displaying their fineistic stances, middleweight champion of Australia. The middleweight champion of the U. S. A., has also

donned khaki.

VS.

## Seasoned and Superior Experience And Stanford's "Gogetem" Spirit

### "Both Sides Express Utmost Confidence"



## TWO GAMES HOLD COAST INTEREST JIMMY FORD GETS BAT VIEIRA MATCH

### Young Sluggers Are Booked by West Oakland Club for Wednesday Night.

Two important football games are scheduled for today on the Pacific Coast. These are the contests between the University of Oregon and Washington State at West Oakland next Wednesday night; thus, establishing a winter custom of a "card a week." Ford is just the sort of a card a week.

In California the principal interest centers in the game between the University of California and the Oregon Agricultural College, to be played at Berkeley in view of the fact that the former will meet the University of Washington next week.

At Los Angeles—Los Angeles Athletic Club vs. University of Southern California.

At Colorado Springs—University of Colorado vs. Colorado College.

At Denver—Colorado Agricultural College vs. Colorado School of Mines.

At Spokane—Montana State College vs. Gonzaga University.

At Missoula—Whitman College vs. University of Montana.

At Salt Lake City—Utah Aggies vs. University of Utah.

At El Paso—University of New Mexico vs. Oklahoma.

Hicks, who showed fine judgment in running the team against Southern California, will start at quarterback and Bell has been named to replace Liversidge at fullback.

At the game between the University of California and the Oregon Agricultural College, the special party known as "Cyclones" will be in attendance.

Other bouts include a re-match of Sam Peltzinger and Herb Haley; Charlie Moy vs. Jimmy Marshall; Pickles Parth vs. Eddie Reid; Franklin Ellison vs. Jimmy West; Young Sharkey vs. Eddie Gonzales.

### "Big Nine" Race Will Tighten Today

CHICAGO, Nov. 11.—Football elevens of the "Big Nine" will meet with the University of Illinois at Evanston this evening.

The California third string men will play the United States Naval Training School team prior to the big contest.

The team from the University of Illinois and the varsity men will get into action at 3 o'clock. The teams will take the field as follows:

Illinois—Metzler left end, McCullough left tackle, Bell left guard, Russell center, Monlux right guard, Gordon right tackle, Montgomery right end, Sharpe left halfback, Fullback, Brooks right halfback, Hicks quarter.

Illinois—Marcella left end, Hogan left tackle, McNeirney left guard, Grace center, Porovich right guard, Rountree left tackle, Brandon right end, Olson left halfback, Gulsto right halfback, Hogan quarter.

The Iowa-Northwestern and the Illinois-Oregon State games will be held at 4 p.m.

In the Missouri Valley Conference the University of Missouri met the Kansas State Aggies at Manhattan. Kansas University meets Washburn at Topeka and Nebraska has an off day.



Baseball as she is spoken across the Pacific, while crude, conveys to America the fact that the national game of the United States is growing in popularity among the Australians.

A copy of the Sydney Argus, received a few days ago, has half a column of its space devoted to baseball games, the details of several contests being included.

If one is to take the word of the Argus writer for it, professional baseball in America and the amateur branch in Australia are widely separated.

"The Collingwood-Hawthorn game was a solidly fought fight for five innings," the Argus reporter writes, and continues, "But Hawthorn's sixth brought five runs, and they won by ten runs to 6. Martin, the Hawthorn's pitcher, struck out fourteen batters and did some good hitting."

SCORE OF GAME 23 TO 6.

Speaking of another game, he says: "Richmond turned the tables on South Melbourne and won by 23 runs to 6. Anderson, the southern pitcher, in sliding to third base struck his head against the base and the shaking caused him to fall to the ground. The crowd, who had been watching him, rushed to his aid."

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Before he came close enough to overhear any part of the conversation, the girl shot her head in a decisive negative, and, turning away from the man, she moved toward the elevator.

As she turned Gordon stepped behind the pillar with a giddy surprise. It was the girl who had carried the green flag on the Polo Grounds!

(To Be Continued Tomorrow.)

## The Stove League's Dope Fiend SAYS—

When it comes to a rating on the basis of average run responsibility per nine innings and of batting averages for all opponents, Fromme of Vernon was about the class of the Pacific Coast League pitching staffs for 1916. For Fromme was the only regular pitcher to finish the season with the distinction of being responsible for an average of 2.12 runs per nine innings.

He was the best pitcher in the league, and it was Fromme among the regulars who held all opponents to the fewest runs.

Forrestman of Los Angeles held his opponents to lower batting averages than did Fromme and Erickson of San Francisco did the same, but neither of these pitchers saw nearly as much work during the season as did Fromme.

Second to Fromme among the regularly worked pitchers of the year comes Ryan of Los Angeles, both in run responsibility and in holding opponents to low batting averages.

He hastened back to Broadway and decided to call one of his newspaper friends and ask advice. It was early, scarcely 9 o'clock, and he stopped at various places on the chance of meeting some acquaintances who could introduce him to the gambling place. An hour later, failing to find anyone, he left in the fifth he could have reached the theater.

He was but a hundred feet from the entrance when he saw him turn quickly, walk down the street, and ascend the steps leading to Bart's gambling house.

He saw Lester ring the bell and enter the house, and as the door closed the reporter stood staring toward the house, wondering what fresh development to expect.

His determination to secure entrance to the house was strengthened and he hastened back to Broadway and decided to call one of his newspaper friends and ask advice. It was early, scarcely 9 o'clock, and he stopped at various places on the chance of meeting some acquaintances who could introduce him to the gambling place. An hour later, failing to find anyone, he left in the fifth he could have reached the theater.

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(Continued)

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HOBART ST., 544—Sunny clean; every conv.; nr. Y. M. C. A.; all trains; \$7-\$10.

NICELY furn. room; front; bungalow; private family; reas.; \$95. 47th, nr. Grove.

SAN PABLO, 2256, near 22d—Pleasant rms., newly furnished, running water; \$12. Phone 6502.

7TH ST., 672—3 nice furnished rooms; kitchen, bedroom, and sitting-room will be rented cheap to man and wife without children.

8TH, 624—Nicely furn. room; gas, elec., bath; phone; priv. family; ref.

11TH ST., 370—Desirable rooms for gentlemen; close in; \$12. 47th, 19th.

12TH ST., 260—Furn. rms., \$1.50-\$2.50 week; hot water, free baths. Oak. 2819.

17TH ST., 738—A large room and alcove; all conveniences; gentleman only.

18TH ST., 610—New, clean, sunny, quiet, home-like; \$7 and \$8.

20TH ST., 556—Furn. room with use of phone and bath; \$8 month.

35TH ST., 632, nr. Telegraph—Upper floor 3 rms., bath, garage. Pled. 7619-J.

## HOUSEKEEPING ROOMS.

ADELINE ST., \$40—Large sunny room with kitchenette and garage; \$12. 18th.

AGAR ST., 730—3 mod., unfurn. rooms, bath; private entrance; near K. R.

ARTISTIC, 1500—PIEMONTE, artistic, fully furnished; refectory and kitchen; \$3-\$5.50 week; couple; very nice.

FRANKLIN, 2021—Nice, close-in, every conv.; reasonable; private; worth a look.

FURN. rm., din., bedrm., kitchenette; sunny; nr. school; \$12. Pled. 3530.

FRANKLIN, 1904, cor. 19th—Sunny 1 and 2-room apt.; close in; all conveniences.

GROVE, 4604—6 mos. and up, 1, 2, 3, 4 rms., everything included. Pled. 3285-J.

HARRISON, 1456—Front apt., 2 rooms; elec., grates, garage. Phone Oak. 7072.

HARRISON ST., 1800—2 rms., 1 room and kitchenette; will furn.; \$12 and \$16 mo.

LINDEN, 1304—New 2-ram., sunny, upper apt.; nicely furn.; wall bed; reas.

MAGNOLIA, 842—Large sunny room, kitchenette; fireplace, electricity; near S. P. W. shipyard.

MYTLE, 1717—3 unfurn. bkfst. r. bath, phone; walk, dist. S. P. trains; \$10-\$13.

RUBY ST., 2940—Sunny cottage 2 rms., kitchenette; wall bed; all conv.; reas.; K. R. Key Route, 40th and Telegraph.

SAN PABLO, 1931—2-ram. apt., neatly furn., gas, elec.; reasonable.

SUIT OF ALL-FURN. bkfst. rooms for rent; nr. residence; \$20. Pled. 1010-W.

WEST, 1702—New, nice, bkfst. rooms; walk, dist.; elec.; wall bed; running car and school. Phone Lakeside 2159.

WANTED—Lady to keep house on co-operative plan; low rent. Lake 4077.

WEBSTER, 2073—Two 2-ram. apts.; sunny front rooms, \$14-\$18. Lakeside 557.

1ST AVE., 1421—Newly furn. bkfst. rms.; walk, dist.; rent reas.

8TH ST., 658, near Grove—Front apt., 3 sunny rooms, furnished.

8TH ST., 701—Front room and kitchenette; room and regular kitchen; cheap; 8TH AVE., 2143—3 sunny rooms; mod.; car line; light, phone free.

9TH ST., 706—Sunny front bkfst. rms.; nr. S. P. close in; reas.

10TH ST.—Large room; elec., gas, ph. for one; kitchenette; rent \$10.

12TH ST., 306—Large sunny 2-ram. apt., very reas. to right; part. 2nd floor, \$12. Pled. 3080. Making School, 308, E. 12th; Merit. 1851.

12TH ST., 308—Clean, sunny 2-ram. apt.; very reas. to right party. Percival Dressmaking School, 308, E. 12th; Merit. 1851.

12TH ST., 425—Housekeeping rooms, 1 and 3 apts.; no objection to children. Phone Lakeside 771.

12TH ST., 371—Single 1-2 rooms; bkfst. apt., gas, bath; very reas.; central.

12TH ST., 932—Free elec., phone; water; bath; etc.; car serv.; \$8. 30.

14TH ST., 617—19 bkfst. rooms, from \$7.50 for month; nr. Jefferson St.

14TH ST., 325—Nice 1 and 2-ram. \$8. ph. 12th; 1st floor; Hotel Oak.

17TH ST., 1665—Sunny housekeeping suites; \$8 to \$12; gas, phone free.

17TH ST., 614—Large room and kitchenette; \$2.50 week; 2 miles Walk City Hall.

17TH ST., 827—Beautiful sunny front apt.; gas, elec. and free phone.

17TH ST., 638—2 rms. sunny front apt.; all conv. for bkfst.; bath, gas, ph. and laundry.

17TH ST., 610—2 and 3-ram. aps.; coziest, cleanest, best in town; \$15 to \$25.

17TH ST., 716—1, 2, 3 furnished apartments; sunny; complete; coal stove.

22ND ST., 641—2 rooms for housekeeping; bath, electric water; \$12; also 1 room and kitchenette.

25TH ST., 534—New Tel.—Sunny front furn. apt., priv. bath, phone; \$12.

33RD ST., 940—Sister fern, rms. with bath; gas and elec.; adults only.

34TH ST., 1074—For rent, basement room; furnished for housekeeping; gas, phone; \$1 per week; private cottage. Near San Pablo.

41ST ST., 651—Sunny 2 rooms; wall bed; all conv.; nr. K. R.; adults.

2 OR 3 furnished sunny rooms; near Tel. and R. cars; \$10 and \$4 per mo. 480 6th st.

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ALICE, 1517—Room and excel. bd., \$35 to \$40; mod.; cultured people. Oak. 1627.

CENTRAL, 1516—Alameda—Large front r. priv. bath; other r. \$10. Pled. 1334.

FOR gentleman, sunny rm.; new home; siph. ph.; pleasant surroundings; comfortable dist.; good trans. Pled. 6392.

FRANKLIN ST., 1544, near 15th—Sunny rooms and board; reasonable.

LARGE sunny room with board for 1 or 2 teachers or ladies of refinement. Spacious sleeping porch and shower; 15 min. from school; good trans. \$100 per month; reas.; company more than remunerative. Box 1305, Tribune.

MADISON ST., 1629, cor. 11th—Well-kept rms., mod.; board; reas.; board; mod. cost; draw; ph. reas. Oak. 7649.

OAKLAND AVE., 202—Sunny room; good board for rent. Phone Oakland 3334.

ROOM BOARD—1 or 2 gents or couple emp.; priv. home; garage, close in. Oak. 1685.

SUNNY rooms and board in private family; home privileges; in Linda Vista. Phone Piedmont 2160-W.

WEBSTER, 1506—A large room with sleeping porch; very desirable; good trans. and near local.

1507 AVE., 1130—Sunny room and board 1 or 2 people, employed, home priv.; \$25 month.

3RD AVE., 1435—East Oakland home for self-supporting women while seeking employment; reas. rates. Merritt 1966.

15TH ST., het. Jackson and Madison; No. 155; lake district; \$20-\$45 mo.; excel. table; newly furn. room, heat, h. w.; dancing. O. 6382.

## ROOMS AND BOARD WANTED.

FATHER with 5-yr.-old boy wishes room and board in private family; must be a good home. Box 1320, Tribune.

ELDERLY lady, semi-invalid, desires room and board and small attention in private family near Catholic church, Box 1030, Tribune.

## ROOMS WANTED.

FURNISHED 1, 2 rooms, by cosine employed, where small boy is cared for after school; permanent. Box 1416, Tribune.

THIS STYLE OF TYPE costs twice as much as THIS. It is four times as effective. Ask the clerk.

ROOMS WANTED.  
(Continued)

GENTLY wants convenient, large rm.; must be modern, in private family, centrally located. Box 2562, Tribune.

BROADWAY, 830—Heart of city; modern room, \$20; \$14, night, \$2 to \$4 week.

FIRST AVE., 1106—Nicely furn. rm., bkfst. from cars and K. R. \$16; view of Lake Merritt. Merit. 2446.

HARRISON, 1817—Pleasant room; running water, grates, bath, phone; place for one car. Phone Lakeside 2096.

HOBART ST., 544—Sunny clean; every conv.; nr. Y. M. C. A.; all trains; \$7-\$10.

NICELY furn. room; front; bungalow; private family; reas.; \$95. 47th, nr. Grove.

SAN PABLO, 2256, near 22d—Pleasant rms., newly furnished, running water; \$12. Phone 6502.

17TH ST., 672—3 nice furnished rooms; kitchen, bedroom, and sitting-room will be rented cheap to man and wife without children.

8TH, 624—Nicely furn. room; gas, elec., bath; phone; priv. family; ref.

11TH ST., 370—Desirable rooms for gentlemen; close in; \$12. 47th, 19th.

12TH ST., 260—Furn. rms., \$1.50-\$2.50 week; hot water, free baths. Oak. 2819.

17TH ST., 738—A large room and alcove; all conveniences; gentleman only.

18TH ST., 610—New, clean, sunny, quiet, home-like; \$7 and \$8.

20TH ST., 556—Furn. room with use of phone and bath; \$8 month.

35TH ST., 632, nr. Telegraph—Upper floor 3 rms., bath, garage. Pled. 933-J.

## CHILDREN BOARDED.

AN ideal home for infant; best of food, care and attention. \$65 5th st.; phone Piedmont 7133-W.

FIRST CLASS board and care for 1 or 2 children by widow lady. \$30. E. 18th st.

SNAP—Completely furn. 3-ram. cottage, near S. P. E. 14th st. Phone Fruitvale 1145.

A SUNNY 6-ram. furn. cottage, close to cars and S. P. E. trains; \$35 E. 16th st.; phone 1137.

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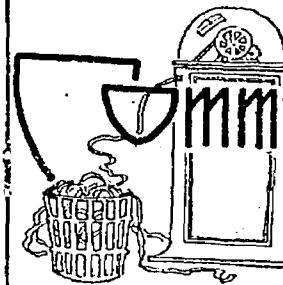
## STOCKS AND BONDS

By Wire From  
Exchanges

## BOARD QUOTATIONS

New York  
Chicago  
San Francisco

## PRODUCE AND GRAIN

Local  
Eastern  
Foreign  
FINANCEComment & Opinion On-  
CONTESTED ORDER  
MUNICIPAL BONDSMARKET WOBBLY  
ON ELECTION NEWSViolent Buying and Selling  
Characterizes Day in  
Wall Street.

NEW YORK, Nov. 11.—The New York Evening Sun financial review today said:

Conflicting sentiments resulting from the election decision caused a violent buying and selling movement in today's session of the stock market, which operated to keep the trading highly irregular, although at all times very active.

Municipal bonds are very scarce. An operator in New York City issues recently stated that never before had the supply of these issues been so curtailed.

Of late investment dealers have been come extremely "bullish" and are more or less confident that the principal prices are going back to the level of 1905, when the 3 1/2 per cent bonds of the larger cities sold at a premium.

Today the fact is that city bonds, through the increased income tax rate and the rapidly-growing postal savings system, are more "favored" securities than ever before. And this, together with a decision in the use of new municipal financing, has naturally resulted in an improved market position. Surely the immediate future of state, city and other public bonds is very bright.

The following table, compiled by the Daily Bond Buyer of New York, shows the volume of financing arranged by the states, cities and other municipalities in the United States for the month of October and the year to October 31.

Month of Oct. Ending Oct. 30.

1916	\$37,898,233	\$42,216,060
1915...	26,031,569	41,191,375
1914...	11,332,910	332,195,218
1913...	33,772,990	327,867,224
1912...	23,810,025	354,989,835
1911...	25,007,037	284,284,817
1910...	26,616,125	283,652,000
1909...	18,644,472	283,652,000
1908...	17,493,210	268,101,842
1907...	14,324,049	227,941,633

## LAWYERS IN STOCK COMPANY.

Pacific College of Law, San Francisco, has been authorized by Corporation Commissioner Carnahan to sell 9,882 shares to George J. Steiger et al.

Hugo D. Newhouse, Samuel S. Mc-

Cahill, Louis Glickman, Joseph S.

Korf, Frank J. C. Carnahan, Harry G.

Owen, Marguerite Hodges, W. W.

McKenna, W. H. H. Hart, Frank W.

Shaughnessy and Gall Laughlin, et al.

It is further declared that the

incompetency manifested in the

preparation and presentation of

this application by the proposed

controlling stockholder of this

company is not persuasive evi-

dence to hold the ability

necessary to make the enterprise

a commercial success.

In conclusion it is stated that,

because of these matters and the

failure to furnish information

expressly required by the invest-

ment companies act before a per-

mitit will issue, the application is

denied.

The notice to the commissioner

recites that the appeal will be based

upon the ground of bias and prejudices

against certain stockholders of the

corporation and upon the further

ground that there was an abuse of

discretion upon the part of the com-

missioner in denying the application.

The investment companies act pro-

vides that an appeal may be taken

from the decision of the commis-

sioner to the superior court of San

Francisco and that the court shall

upon such appeal, be limited to a

consideration of the question whether

there has been abuse of discretion

upon the part of the commissioner in

making such decision.

## MUNICIPAL BONDS.

In the most active bond market the

financial district has seen since just

NEW YORK STOCK RANGE

The following quotations of prices

of stocks and bonds on the New York

Stock Exchange are from E. P. Hutton

&amp; Co.'s private wires, members of the

New York Stock Exchange, with the

at the First National Bank building:

Stocks—

Agr Chemical ... 85 85 85 85

Alaska Gold ... 12 11 11 11

Allis Chalmers ... 33 33 33 33

Am Can Co ... 65 63 63 63

Am Car &amp; Fdy pd ... 115 114 114 114

Am Beet Sugar ... 102 101 101 101

Am Can Co ... 65 63 63 63

Am Manned pd ... 60 59 59 59

Am Cotton Oil ... 61 61 61 61

Am Little &amp; Leather pd ... 102 102 102 102

Am Locomotive pd ... 65 63 63 63

Am Steel Fdy ... 65 63 63 63

Am Smelter pd ... 113 113 113 113

Am Zinc ... 101 101 101 101

Amangold ... 101 101 101 101

Atchison ... 101 101 101 101

Am &amp; Tel ... 101 101 101 101

Butte &amp; Superior ... 67 65 65 65

Baldwin Locomotive ... 60 58 58 58

Baltimore &amp; Ohio ... 67 65 65 65

Battelle Mem ... 67 65 65 65

B &amp; R T ... 65 63 63 63

Crucible Steel ... 65 63 63 63

Curtiss Aeroplane pd ... 101 101 101 101

Continental Can ... 101 101 101 101

C. &amp; G. Pacific ... 22 22 22 22

Cal Petroleum pd ... 50 50 50 50

Cal Petroleum &amp; Refining pd ... 50 50 50 50

Central Leather pd ... 112 112 112 112

Chicago &amp; W ... 101 101 101 101

C. &amp; S. W ... 134 134 134 134

Coke Fuel &amp; Iron ... 63 63 63 63

C. &amp; S. W ... 63 63 63 63

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# BAKING POWDER

Absolutely Pure  
Made from Cream of Tartar  
MAGALUM-NO PHOSPHATE

## ORGANIZERS PLAN NEW OPERA SCHOOL

Articles of Incorporation of the Institution Are Formally Drawn.

SAN FRANCISCO, Nov. 11.—Articles of incorporation for the California School of Opera were signed at a meeting which was attended by prominent men and women interested in the plan of Bernard P. Miller.

Mrs. Phoebe A. Hearst, who has made the first contribution of \$10,000 to the endowment fund, was present and there were representatives from Southern California, Stockton, Modesto, and Marysville, as well as from Oakland, San Francisco and the bay cities.

Miller called the meeting to order and explained his project, which is to establish in San Francisco an endowed school of opera in which students will be given a thorough training in music, dramatic art and dancing and where at popular prices opera will be given nine months of the year. He stated that he had made a state-wide campaign and had met with hearty endorsement of his plan everywhere.

President Benjamin Ide Wheeler of the University of California was appointed temporary chairman of the meeting and a committee to nominate officers of the new institution was named as follows: Mrs. Phoebe A. Hearst, Richard M. Holalling, C. H. Bentley, Beverly Hodgeshead and John Rothschild.

Among those who spoke in favor of the undertaking were John B. Farish, the widely known mining man, who pledged his personal support; Mrs. Robert Burdette of Pasadena, who expressed the interest in Southern California for Miller; Mrs. T. C. Gregory and Julius Weil of Berkeley, who, as one of California's pioneer musicians, approved of the project, which is considered important in the artistic awakening of the West.

### SIGNERS OF ARTICLES.

The articles of incorporation were read and signed by the following: Mrs. Phoebe A. Hearst, Mrs. Clara B. Burdette of Pasadena, Julius Rehn Weber, Benjamin Ide Wheeler, John B. Farish, Mrs. Sara De Yoe Brown of Modesto, Edward Rainey, representing Mayor Ralph, T. C. Gregory, A. Schilling, Harmon Bell, Mrs. Aldie Lewis Barrett of Stockton, Mrs. Cornelia McMillin Stanwood of Marysville, Beverly Hodgeshead and Frank D. Stringham.

Character and scope of the proposed school, which will at first receive amateur opera in America and advance California among music centers of the world, are described in the articles of organization, which are as follows:

"We, whose names are hereunto subscribed, hereby form an association for the purpose of securing the foundation and endowment of a school of opera in California, and we hereby state:

"That this association shall be known as and styled 'California School of Opera.'

"That the place where its principal business shall be transacted shall be in the city and county of San Francisco, in the state of California.

"That the term for which this association is to exist is five years, or until its object shall have been accomplished.

"That its members shall be such as may be hereafter selected by the undersigned and such others as may become members of the association.

"That the purposes for which the association is formed are to cause the foundation, endowment and maintenance of a school of opera in the state of California and to form and conduct in California an organization for the permanent endowment of such a school.

"That the business of the association shall be conducted by a board of directors, which shall be fifteen in number and shall hold office for the period of one year, or until their successors are selected.

"That the directors shall adopt a code of by-laws which shall provide for the conduct of the association, the number of officers and the duties of each."

**NOTABLES AT MEETING.**

Those who accepted invitations to the meeting called by Mrs. Hearst were: Senator Benjamin Ide Wheeler, the University of California; John B. Farish, Milton Estes, R. M. Holalling, John Parrott, John Rothschild, Julius Weber, Wallace Alexander, Charles H. Bentley, Mrs. C. B. Barrett of Stockton, Mrs. Sara De Yoe Brown of Modesto, Beverly Hodgeshead, Frank D. Stringham, William H. Crocker, T. C. Gregory, Edward Rainey, representing Mayor Ralph of San Francisco, Justin McGrath, F. W. Kellogg, H. H. Sherwood, Rudolph Taussig, William Fitzhugh and Harmon Bell.

## A Beauty Secret

To have clear skin, bright eyes and a healthy appearance, your digestion must be good—your bowels and liver kept active and regular. Assist nature—take

## BEECHAM'S PILLS

Import Sale of Any Medicines in the World.

Gold envelopes, Injunct, 12c, 25c.

## CITY PLANNING BOARD IS URGED

Civic Association Endorses the Move; Lavenson Heard in Talk on Project.

That Oakland in the near future is going to have a city-planning commission was decided at last night's meeting of the Alameda County Civic Association, a federation of twenty-seven commercial and industrial bodies and improvement clubs. This conclusion was arrived at after a debate on the matter following an address made by A. B. Lavenson. The executive committee of the association was authorized to confer with the proper authorities in reference to the creation of a city planning commission.

A. S. Lavenson, a state director of the California conference on city planning, made a clear exposition of the need of such a commission from the viewpoint of a business man. He pointed out that many of the mistakes made and still made in the way of opening and condemning streets for the purpose of improved transportation service and traffic in general. He pointed out the advantages of a commission of experts, which would put a stop to the haphazard system of treating our beautiful residence streets; he also referred to Dr. Werner Hegemann's detailed report on a city plan for Oakland. Lavenson also quoted from an elaborate treatise prepared by himself and read at the Alameda convention.

DR. WALTER SPEAKS.

As chairman of the committee that had originated the proposal to request the Oakland council to create a city planning commission, Dr. Carl Walliser explained some of the advantages derived from proper building regulations and sane laying out of new streets. He said in part:

City planning is bound to solve the problem of congestion in some parts of the city and to halt the backward development of other parts. It improves accessibility to business and commercial centers and puts a stop to the prevailing system which allows some persons to make themselves comfortable and unhappy by creating on what should be a strictly residence street a garage or a store putting out to the property line, thus ruining charming front gardens and lawns. City planning also prevents undesirable and offensive establishments to mar the beauty of an exclusive residence street. But in order to be beneficial to the largest number of homeowners city planning must be practical, reasonable and considerate of all interests.

### DR. H. DESCRIBED.

In connection with Dr. Walliser's statement of the tentative draft of our new city and county consolidation charter contains provisions for the creation of a city and county planning commission, the main duties of which will be to consider all new public highways, proposed parks, playgrounds, schools and other public buildings, bridges and other structures, plotting of new city divisions, opening and widening of streets, etc.

Delegate Fred Shaw from the Santa Fe Improvement Association recommended a small commission of experts. He said that his organization, in the opinion of the state legislators, had accomplished in keeping from their residence streets undesirable trades and offensive establishments. He promised the hearty cooperation of the Santa Fe Improvement Association in any effort made toward the creation of a city planning commission.

### Clarence Mackay Cannot Have Prize Cow

SAN FRANCISCO, Nov. 11.—Clarence Mackay is jealous of Bertram E. Nixon's cow.

Ever since the young millionaire son of the former Senator Nixon established his famous Nevada Farms, near Napa, and sending two men on a buying expedition, obtained, among many other fine cattle, one particularly fine cow. Mackay has been instrumental in keeping from their residence streets undesirable trades and offensive establish-

ments. He promised the hearty cooperation of the Santa Fe Improvement Association in any effort made toward the creation of a city planning commission.

### Charles H. Taylor and H. C. Biggs, who recently leased the Ingles plant, mill at 507 Fourth street, have shown a large number of laundry soap, but now six mill operators make soap, dyes and general mill work. A large order that will reach well over the holidays is the making of cedar chests for the Pacific Coast Rattan Company.

The University Appliance Company of 2220 McGee avenue is now closing its sixteenth year in business. Their work consists of manufacturing and dealing exclusively in laboratory, chemical and medical apparatus, which is sold to schools, colleges and educational institutions. A large part of their product is handled through the parcels post.

The Coast Manufacturers and Supply Company, located at 1717 Webster, just off Livermore, are rushed with orders for soap and powder. This corporation is affiliated with eastern powder interests and it is understood that a large portion of their product is for the war zone.

The Barnes shipbuilding plant will be located between Clay and Franklin streets. Considerably over one-half million dollars will be invested. It is estimated, some eight ships are already contracted for building.

The National Auto Combination Company has opened offices in the Plaza building and will market a device to prevent automobiles against the Avondale Block. The new plant will be located at 17th and Franklin.

The Pacific Coast Canning Company are nearing the close of the year in which the largest quantity of fruit was packed. Two carloads of tomatoes are daily packed and should the weather continue fair will increase. Their entire stock of fruit is now packed and the tomatoes will be sold in the eastern states.

The Caldwell Ink Company are now filling an order for the Southern Pacific railway, the largest consumer of ink on the Pacific Coast. This is the first ink order placed with California ink.

The Barnes shipbuilding plant will be located between Clay and Franklin streets. Considerably over one-half million dollars will be invested. It is estimated, some eight ships are already contracted for building.

The Tribune Publishing Company comment on the unusual movement of carload distribution of all kinds of products, including fruits, milk, can and tomatoes. It is very difficult at this time to purchase general goods such as flour, sugar, and baked beans in the stores, for the reason that the stores, during these foods are now closed for the season, unable to further obtain raw materials. All prices are withdrawn and are now marked down practically diminished—a condition never known.

Retailers have been forced to advance prices on a considerable portion of their goods, including general groceries, cosmetics, milk, corn, and sugar from 10% to 40%. The William Club Company is faring better than many other dealers, inasmuch as they are advertising for a portion of their needs early in the season.

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The Barnes shipbuilding plant will be located between Clay and Franklin streets. Considerably over one-half million dollars will be invested. It is estimated, some eight ships are already contracted for building.

The Tribune Publishing Company comment on the unusual movement of carload distribution of all kinds of products, including fruits, milk, can and tomatoes. It is very difficult at this time to purchase general goods such as flour, sugar, and baked beans in the stores, for the reason that the stores, during these foods are now closed for the season, unable to further obtain raw materials. All prices are withdrawn and are now marked down practically diminished—a condition never known.

Retailers have been forced to advance prices on a considerable portion of their goods, including general groceries, cosmetics, milk, corn, and sugar from 10% to 40%. The William Club Company is faring better than many other dealers, inasmuch as they are advertising for a portion of their needs early in the season.

Charles H. Taylor and H. C. Biggs, who recently leased the Ingles plant, mill at 507 Fourth street, have shown a large number of laundry soap, but now six mill operators make soap, dyes and general mill work. A large order that will reach well over the holidays is the making of cedar chests for the Pacific Coast Rattan Company.

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